

Villages of Pablo

Annual Homeowners Meeting Minutes

Tuesday October 3, 2023

Present were John Laurence, President Kelly Dewitt, VP/ Community Activities Scott Snyder, Treasurer
Kathy Davitt, Officer/Secretary

Blaine Anderson, BCM Management company representative and Sean Murrell, VOP HOA Attorney

Sam Veal served as Parliamentarian to facilitate Robert's Rules adherence.

Meeting called to order at 6:40 pm by John Laurence, President.

Proof of mailing of the notice of the Annual meeting was verified. Mailed by First Class Mail by BCM on 9/1/2023.

Certification of proxies and attendees to verify quorum was initiated by Secretary and BCM.

Notice was given for reading or waiving of the reading of the previous Annual Meeting Minutes. Tracey Veal motioned to waive the reading and was seconded by Dave Risha and carried by majority.

Reports of officers : Treasurer - Scott Snyder gave update on year to date financials. Stated Budget \$17,000.00 over in pool expenses due to having to drain pool, replace pool pumps and leak. Overall budget approximately \$5100.00 over at the end of September. MMA \$116,376.87 and Operating Expenses \$97,708.00 (*did not include \$15,000.00 in operating account that was transferred to Property Advisors Management).

VP Community Events - Kelly Dewitt Thanked all volunteers and requested more volunteers for the future events said there would be sign up sheets. Recognized volunteers Greg Pall 4th of July, Jana Colbert for Fall Festival, Dave and Julie Risha Fishing Rodeo, also Sam Veal. Hopes to do more fun things next year.

Amenity Center Committee – Sam Veal Thanked all volunteers. Encouraged the use of the Amenity center and stated he would have “Free Pickleball Lessons”, tournaments, etc! Need to get new pickleball nets. Will update events in the future on FB.

President – John Laurence Noted Amenity Center Rules will be updated and posted. Talked about increases in property values.

Committee Reports – Bob Cowman Covenants Committee Also on the committee Dennis Depriest, Doris Leprell. Recommended residents review the property standards to see what is being addressed by the monthly violation reviews. Verified 2 year term for Covenants Committee volunteers. Need 2 more members to volunteer.

Kathy Davitt – Block Captains Newsletters have been delivered to all residents 2 times this year. Next project will be the Christmas luminaries and then a reorganization meeting. Did not get to distribute Welcome Baskets. Will plan on that next year after reorganizational meeting.

No old Business due to not having a quorum at the last Annual meeting.

New Business

New Management company Bill Honan will be at the Organizational Meeting in 2 weeks

For 2024 Events we need Volunteers.

Member Questions/Concerns

Wanted to know if our HOA is registered with the NBR (Neighborhood Bill of Rights) COJ

Requested end of Crystal Cove shrubbery blocking line of sight be taken care of to prevent possible accidents.

Request was made to see if any homeowners would be interested in getting a Bocchi Ball court referred to Amenity Center Quorum

Issue regarding back of the community and apartment visibility issues. Must be followed up on.

Quorum verified 164.

Inspector of Elections appointed were Don Colbert and Sean Murrell

Nominees for 3 positions were Kathy Davitt, Kelly Dewitt, Scott Snyder and Tracey Veal.

3 Directors elected were Tracey Veal 2 yr term, Kelly Dewitt 1 yr term, Scott Snyder 1 yr term.

Meeting was adjourned at 8:37 pm.