

December 2025 Annual Board Meeting Minutes
December 15, 2025 7 PM

2025 Board Members		Present	Absent
President	Karl Krotzer	P	
Vice President	Tom Kajander		A
Secretary	Carole	P	
Treasurer	Deborah Howard	P	
Member at Large	Jim Ruffing	P	
Member at Large	Kim Thompson	P	
Member at Large	Steve Jones		A
Member at Large	Cyndi DeWitt		A
Member at Large	Kathy Simmons		A

Establishment of Quorum – Yes

Call to Order – 7:02 PM

Attendance

Lanise and Randy Bailey, Sandra Bourgeois, Dusty and Jessica Cejka, Tracey Hastings, Kathy Krotzer, Keith and Patricia Markuson, Sherril Romano, Beverly and Art Simms, Patricia and, Ted Troutman,

President

Karl welcomed all attendees. The Annual Meeting is not a regular board meeting, and is for our community members. The goal is to have a full Board of nine members and we will be able to attain this year again. Seven Board positions are open for this years election. We want to encourage as much community involvement as possible and welcome members for in-person or zoom for our Board meetings. They are the second Tuesday of every month.

Secretary

The December 2024 annual meeting minutes were approved by all property owner members present as recorded above. As included in the revised by-laws, annual meeting minutes will be approved at next years meeting. The minutes from this meeting won't be approved until the 2026 Annual Meeting.

Action: Annual Meeting December 2024 Minutes were approved.

Treasurer:

At this time we do not have final recorded financials for December, so final numbers are projected. Our total income is approximately \$62,000 with total regular operating expenses of approximately \$54,000. In addition two projects were completed to replace rotted timbers along the building with stone and finally new carpet for the clubhouse. We exceeded budget projections for donations and the voluntary assessments. Most of our operating costs met projections, but with the older facilities there will be unforeseen maintenance issues. The details will be available on our website once all accounting is complete. There remains over 100 owners whom do not pay the \$24 annual dues. A total of \$110,000 is in our Wells Fargo savings and checking accounts.

For the 2026 Budget projections we are planning for total income of around \$69,000 with \$60,000 of regular operating expenses. Our project focus will be the Irene Access. Again, final numbers will be available on the website next year.

Action: All POA Board Members present approved the projected 2026 Village West budget.

Maintenance

We were able to address maintenance issues and do improvements. As noted earlier the worn out carpet in the clubhouse was completed substantially under previous estimates and more permanent replacement of rotten timbers with stone, In addition new pool furniture was purchased, new automatic lights in the pool restrooms, a new bulletin board, new toilets for the problematic ones in the clubhouse and on-going plumbing repairs to replace failing components. We also engaged a new pool maintenance company and repaired some of the pool equipment.

Architectural Control Committee

We have new ACC members last year. Randy Sandoval, Bill Bicholson and Ron Broz are current members. As of today nine requests have been reviewed and one just received today.

Social Committee

We will continue with National Night Out which was very well attended by residents and we had representatives from the Constable, Sheriff, and Fire/EMS. The Dumpster Days was also very well received and will continue next year. Karl thanked all volunteers for their help coordinating and assisting with our events.

New Business**Board Elections**

Karl Krotzer and Cyndi Dewitt continue to serve for the second of a two year term. There was a total of 22 Ballots received.

1. Carol Merada received 19 votes,
2. Tom Kajander, Deborah Howard, Russell Freres, Kim Thompson and Jim Ruffing received 18 votes
3. Lanise Bailey received 17 votes

4. Dusty Cejka received 1 write-in vote

All those on the ballot are elected to the POA Board for 2026. Actual Board positions are confirmed at the January 2026 regular board meeting.

Increase Amenity Key

The fee will increase from \$145 to \$160 annually for key access to the pool and Irene Park.

A total of 19 Yes votes supporting the increase and 3 No Votes. Therefore, the increase is approved for 2026.

Board Priorities for 2026

1. Enforcement of deed restrictions.
2. Encourage volunteers and new potential board members. We need to continue to increase community involvement, communication and follow-up of concerns.
3. Improvements to Irene Access and play court improvements. This will be a multi-year focus
4. Continue to maintain and improve our Amenity Assets and Facilities at the clubhouse and pool.

There was discussion on the voluntary supplement assessment. This is funding provided voluntarily to support projects, improvements and other costs as determined and approved by the Board.

The meeting adjourned at 7:28PM