



**Organizational Meeting of the Board of Directors
Villages of Westcreek Owners' Association, Inc.**

April 29, 2010

I. OPEN MEETING: The special (organizational) meeting of the Board of Directors was called to order by the President at 7:10 p.m. The purpose of this meeting was to elect Officers for the Association and to determine the one-year term for one of the new Board Members. An agenda was provided and agreed upon by the Members prior to the meeting.

Board Members Present:

Judi Cannon

Kevin Drummonds

Alan Foss

Rick Severs

John Steele

Board Members Absent: None

Staff Present:

Elizabeth Jensen, Community Manager

Members/Visitors Present: NA

II. DISCUSSION:

- a. Mr. Drummonds presented the Board Members with a proposal that the one-year term be decided by the individual with the fewest votes of the four elected Members. The Nominating Committee chair had the election results and would be providing the information upon arrival.
- b. Mr. Steele proposed that whoever is elected as President be given the one-year term. It was noted that this precluded Mr. Severs from being elected President and therefore it was rejected as an option.
- c. Per agreement from all Members present, the Board Member filling the one-year term from those newly elected is Mr. Alan Foss.
- d. Rules of Engagement. Each Board Member was given an opportunity to discuss their ideas on how the Board Members would conduct business going forward.
- e. Elections.
 - 1) The President (Mr. Severs) opened the floor for nominations. Mr. Severs, Mr. Foss and Mr. Drummonds self-nominated for the position of President. The vote was called with two votes for Mr. Foss, two votes for Mr. Drummonds, and one vote for Mr. Severs. A second vote was taken and Mr. Foss received two votes and Mr. Drummonds received three votes.
 - 2) Mr. Drummonds assumed the role of President and opened the floor for nominations for Treasurer. Mrs. Cannon was nominated and no other nominations were offered.
 - 3) The President opened the floor for nominations for Vice President. Mr. Foss and Mr. Steele were nominated for this position with no further nominations received. The vote was 4-1 for Mr. Steele.
 - 4) The President opened the floor for nominations for Secretary. Mr. Severs stated that he would not be able to serve as Secretary due to his disabilities; however he would serve as Assistant Secretary. Mr. Foss refused the nomination. The CC&Rs and By-laws were consulted as to whether the Treasurer could serve as Secretary/Treasurer. This resulted in the following discussion:
 - i. Mr. Drummonds suggested that he would step-down as President if John Steele (as the Vice President) would agree to be the President. After discussion, it was decided that Mr. Steele would be the President, Mr. Foss would be the Vice President, and Mr. Drummonds would be

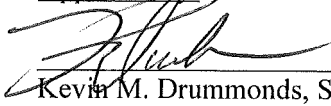
the Secretary. The President (Mr. Drummonds) asked if there were any objections. Given no objections, the Officer's are:

1. John Steele – President.
2. Alan Foss – Vice President
3. Judi Cannon – Treasurer
4. Kevin Drummonds – Secretary
5. Rick Severs – Asst. Secretary

5) A brief discussion was held on regular monthly meeting times and dates. It was decided that the next regular meeting would be held on Saturday next month, pending further discussion.

III. Adjournment: A motion for adjournment was made and approved **5/0** at 7:35 p.m., to be followed by a special Board meeting with VWOA Members invited.

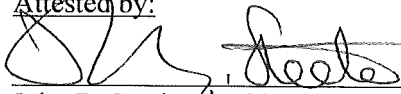
Approved by:



Kevin M. Drummonds, Secretary

Date: 5/22/2010

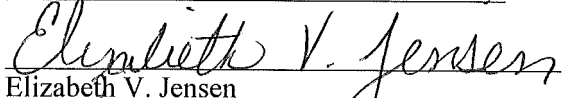
Attested by:



John B. Steele, President

Date: 2010 05 22

Posted in the VWOA Book of Minutes by:



Elizabeth V. Jensen
Community Manager, CMCA®, AMS®
VWOA

Date: 5/22/10