# 

# Villages of Westcreek Owners Association

# Annual Meeting of the Members

# Thursday April 21, 2023

**Open Meeting:** The Annual Meeting of the Members was called to order by the President, at 6:12 pm after achieving a quorum on the 5th call. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda.

# Board members present:

Kevin Drummonds, President

Elaine Maurer, Vice President

Brandon Schuler, Secretary

Brian Bush, Assistant Secretary

# Board Members Absent:

Heather Mallia, Treasurer

**Members Present:**

Bill Fenstermacher

Coral Fathy

Francis Lomax

Arthur Jacobson

Lynette Bradley

Matthew Ninan

Ann Lomax

Brett Ondich

Nancy Lindskog

# Staff Present:

Maria Robinson, Community Manager

Jason Dunbar, Recreation Director/Assistant CM

Terri Holmes, Recreational Assistant

Miranda Donaldson, Spectrum Representative

Josette Kuykendall, Spectrum Representative

Deandra Villa, Spectrum Representative

# Guests Present:

# Phil Vaughn, CPA Armstrong-Vaughn

# Rebecca Clay-Flores, Commissioner

Patty Hernandez, Commissioners Office

1. **Approval of the minutes**- 2022 Annual Meeting minutes were reviewed by the Board and membership present. A motion was made by Elaine Maurer to accept the Annual Meeting minutes as written and all were in favor. The minutes were approved as written.
2. **Nomination for Board Members:** The floor was opened up for nominations and there were none made so the floor was closed.
3. **Introduction of Candidates-** Elaine Maurer and Lynette Bradley introduced themselves and gave a brief bio of themselves.

1. **Voting-** Voting was open from March 7, 2022, until 5:00PM on Thursday April 21, 2022, allowing homeowners multiple ways to vote. Ballots were mailed out to every homeowner and online voting was available, as well as ballots being made available at the Villages of Westcreek office. In-person voting was held the day of the meeting in the Villages of Westcreek office until 6:30PM as well. Voting was broken down as follows: 500 votes cast online, 48 ballots were turned into the ballot box located in the office and 1 vote were cast in-person the day of the meeting.
2. **Financial Report-**CPA Presentation- Jessie Meredith with Armstrong-Vaughn & Associates, P.C., the Associations CPA firm, reviewed the Associations 2022 review with the Board and membership present. Ms. Meredith informed those in attendance that a review differs from an Audit in the fact that they do not give any opinions on the financials, they review them to ensure all matters are in order. Francis Lomax, a homeowner did ask if the CPA could provide the amount saved by paying off the HOA building early and Ms. Meredith did state that she would calculate that and provide the information.
3. **Homeowner Forum:** The floor was open for homeowner forum and no questions were asked of the board or the guest speakers at that time.
4. **Election Results:** Elaine Maurer and Lynette Bradley were elected to the Board of Directors by acclimation, and both will serve two-year terms to expire in 2025.
5. **ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 6:50 p.m.

**Organizational meeting**

**April 20, 2023**

**Zoom**

**Meeting was called to order at 6:49 pm**

**Elaine Maurer, current President called an immediate Organizational Meeting after the Annual Meeting was adjourned to determine Board Positions until the next Annual Meeting in 2024.**

Motion was made to elect Elaine Maurer to the position as President, second was provided and all were in favor. Elaine Maurer will be the President for the remainder of the year which ends at the annual meeting in 2024.

Motion was made to elect Brandon Schuler as Vice President, a second was provided and all were in favor. Brandon Schuler will be the VWOA Vice President for the remainder of the year which ends at the annual meeting 2024.

Motion was made to elect Heather Mallia as the VWOA Treasurer, a second was provided and all were in favor. Heather Mallia will serve as the VWOA Treasurer for the remainder of the year which ends at the annual meeting 2024.

Motion was made to elect Brian Bush to the position of VWOA Secretary, a second was provided and all were in favor. Brian Bush will serve as the VWOA Secretary for the remainder of the year which ends at the annual meeting 2024.

Motion was made to elect Lynette Bradley to the position of VWOA Assistant Secretary, a second was provided and all were in favor. Lynette Bradley will serve for the remainder of the year which ends at the annual meeting 2024.

Meeting was adjourned at 6:54 pm.

Attested by:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Brian Bush, Secretary

Approved by:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Elaine Maurer, President

Posted in the VWOA Book of Minutes and on VWOA website by:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Maria Robinson, Community Manager