



**Villages of Westcreek Owners Association  
Annual Meeting of the Members  
Monday April 30, 2018**

**Open Meeting:** The Annual Meeting of the Members was called to order by the Vice President, at 6:23pm after achieving a quorum on the 4th call. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda.

**Board members present:**

Ryan Haskins, Vice President  
Bradley Cleveland, Secretary  
Lori Rangel Assistant Secretary

**Board Members Absent:**

Billy Teeter, President  
Rannie Bond, Treasurer

**Staff Present:**

Mike Hunsucker, Community Manager  
Jason Dunbar, Community Activities Director  
Charlie Wilkerson, Superintendent of Standards

**Guests Present:**

Rebecca Bastin, Client Relations Manager Spectrum Association Management  
Nicole Obiedo, Division President, Spectrum Association Management  
Karl Goering, Armstrong, Vaughn and Associates (Auditor)  
Adrian Coronado, Pullman Law firm  
Luke Krauss, Pullman Law Firm

**I. Approval of the minutes-** 2017 Annual Meeting Board approved with the following correction. Guy Oliver announced his resignation from the board at this time.

**II. Nomination for Board Members:** No nominations were made at this time

**III. Introduction of Candidates-** All candidates were introduced and allowed 2 minutes to address the homeowners in attendance. Billy Teeter was not in attendance.

**IV. Voting:** Ballots were handed out during sign in and at this time homeowners were allowed to cast their votes into the locked ballot box. After all the votes were counted Francis Lomax asked the Cm Mike Hunsucker how the counting of the ballots was going to be administered as well as the re-voting due to Ryan Haskins dropping out of the election. Mike explained that 3 Spectrum employees would administer the count after Rebecca Bastin and Nicole Obiedo also from Spectrum verified all ballots and proxies to be legal. Several candidates elected to have a representative in the room during the counting of the ballots: Richard Gentry chose Francis Lomax, Heather Mallia chose Elaine Maurer, John Steele chose Eva Vasquez.

Re-voting -Mike Hunsucker explained that after a lengthy conversation with the Vote HOA Now the cleanest course of action was to delete all voting records of owners who had voted for Ryan. After this these owners were sent a re-vote email informing them that Ryan had dropped out and that they were to cast four new votes. If VHN had just eliminated the votes for Ryan and asked people to just cast a fourth vote it would have convoluted the results page giving the impression that people were able to vote more than 4 times.

Counting of the ballots- Mike went on to explain that Spectrum brought in 3 employees to do the actual counting of the ballots. All the while the associations attorney, accountant and the candidate chose monitors were overseeing the process. At this time everyone involved with the counting were taken back to the conference room to begin the count.

**V. 2017 Financial Report:** Karl Goering from Armstrong, Vaughn and Associates gave the financial report of the association. IN 2017 we had an assessment capture rate of 94%. The activities department finished \$11,000.00 above 2016 mainly due to increased enrollment 3 new programs and \$10,000.00 in sponsorships. The association finished 2017 with a surplus of \$224,000.00 as a result of more cost saving measures by the CM and the staff over the course of 2017 including but not limited to paperless registration for activities, installation of LED lights, lowering of salary expenditures and various other items.

**VI. Election Results:** Richard Gentry, Heather Mallia, John Steele, and Judi Cannon were elected to the board. John Steele was elected to serve the one-year term. Judi, Richard, and Heather will all serve two-year terms.

**VII. ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 8:25 p.m.

**Organizational meeting  
April 30, 2018  
VWOA Community Center**

**Meeting was called to order at 8:35pm**

Motion was made to elect Richard Gentry to the position as President vote 4-1. Richard will be the President for the remainder of his term which ends at the annual meeting in 2020.

Motion was made to elect Heather Mallia as Vice President vote 5-0. Heather will be the VWOA Vice President for the remainder of the term which ends at the annual meeting 2020.

Motion was made to elect Judi Cannon as the VWO Treasurer vote 5-0. Judi will serve as the VWOA Treasurer for the remainder of the term which ends at the annual meeting 2020.

Motion was made to elect John Steele to the position of VWOA Secretary vote 4-1. John will serve as the VWOA Secretary for the remainder of the term which ends at the annual meeting 2019.

Motion was made to move Bradley Cleveland to the position of Assistant Secretary. Bradley will serve for the remainder of the term which ends at the annual meeting 2019.

Richard established the protocol that he will deliver any communication to the staff and vendors after any decisions have been made by the board. This is to alleviate any cross communication from multiple board members.

Meeting was adjourned at 9:22pm