



**Villages of Westcreek Owners Association  
Annual Meeting of the Members  
Thursday April 15, 2021**

**Open Meeting:** The Annual Meeting of the Members was called to order by the President, at 6:03pm after achieving a quorum on the 2nd call. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda.

**Board members present:**

Richard Gentry, President  
Kevin Drummonds, Vice President  
Heather Mallia, Treasurer  
Elaine Maurer, Assistant Secretary

**Board Members Absent:**

Richard Riggie, Secretary

**Members Present:**

Bill Fenstermecher  
Brandon Schuler  
Greg Liggett  
John Alexander  
Erik Tschetter  
Coral Fathy  
Francis Lomax  
Arthur Jacobson  
Daniel Schafer

5 Additional Members were present via Zoom. Signed into the meeting with only their first name.

**Staff Present:**

Jacob Fey, Community Manager

**Guests Present:**

Phil Vaughn, CPA Armstrong-Vaughn

**I. Approval of the minutes-** 2020 Annual Meeting minutes were reviewed by the Board and membership present. A motion was made by Kevin Drummonds to accept the Annual Meeting minutes with a suggested change by Heather Mallia to correct the spelling of her last name throughout the minutes. A second was provided by Brandon Schuler and all were in favor. The minutes were approved with the suggested change. Jacob Fey will make the change to the 2020 Annual Meeting minutes.

**II. Nomination for Board Members:** The floor was opened up for nominations and there were none made so the floor was closed.

**III. Introduction of Candidates-** Kevin Drummonds, Elaine Maurer, Erik Tschetter and Matthew Ninan,

a write in candidate, introduced themselves and gave a brief bio of themselves.

**IV. Voting-** Voting was open from February 2021 until 5:00PM on Thursday April 15, 2021, 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 5:00PM as well. Voting was broken down as follows: 536 votes cast online, 65 ballots were turned into the ballot box located in the office and 0 votes were cast in-person the day of the meeting.

**V. Homeowner Forum:** Homeowner asked the Board what was being done about non-residents using the Dog Park during the weekend. The Board informed the homeowner that signs are being made to post at the park, the office is working to have the park removed from Google search and alternate measures are being considered for power to place a card reader at the gates. Homeowner asked the Board about putting a Legal Review Committee together to review documents that have been filed with the County and future documents to be filed. The Board stated they would consider the Committee and discuss the possibility of it. Homeowner stated he saw possible issues with documents and the Board requested the homeowner email them for review.

**VI. Financial Report-CPA Presentation-** Phil Vaughn with Armstrong-Vaughn, the Associations CPA firm, reviewed the Associations 2020 Annual Review with the Board and membership present. He explained two reports and the Firms findings that the Associations books are in order and reports no issues with the Associations financial reporting.

**VII. Election Results:** Kevin Drummonds and Elaine Maurer were elected to the Board of Directors, both will serve two-year terms.

**VIII. ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 6:23 p.m.

**Organizational meeting  
April 15, 2021  
VWOA Community Center**

**Meeting was called to order at 6:24pm**

Motion was made to elect Richard Gentry to the position as President, second was provided and all were in favor. Richard Gentry will be the President for the remainder of the year which ends at the annual meeting in 2022.

Motion was made to elect Kevin Drummonds as Vice President, a second was provided and all were in favor. Kevin Drummonds will be the VWOA Vice President for the remainder of the year which ends at the annual meeting 2022.

Motion was made to elect Heather Malia as the VWO 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 2022.

Motion was made to elect Elaine Maurer to the position of VWOA Secretary, a second was provided and all were in favor. Elaine Maurer will serve as the VWOA Secretary for the remainder of the year which ends at the annual meeting 2022.

Motion was made to elect Richard Riggie to the position of Assistant Secretary, a second was provided and all were in favor. Richard Riggie will serve for the remainder of the year which ends at the annual meeting 2022.

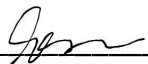
Meeting was adjourned at 6:29pm.

Attested by:

Brandon Schuler  
Brandon Schuler Secretary

Date: 04 / 22 / 2022

Approved by:

  
Elaine Maurer, President

Date: 04 / 22 / 2022

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

  
Maria Robinson, Community Manager

Date: 04 / 22 / 2022

# 2021

## Villages of Westcreek Owners Association Annual Meeting



VIA ZOOM

# **2021 Annual Meeting agenda**

- 1. Call to Order – 6:00 PM**
  - a. Determination of Quorum**
  - b. Proof of Notice**
  - c. Introduction of current board**
- 2. Approval of Minutes for 2020 Annual Meeting**
- 3. Election of Board Member(s)**
  - a. Nominations from the Floor**
  - b. Introduction of Candidates**
  - c. Voting**
- 4. Financial Report- CPA Presentation**
- 5. Question and Answer Period**
- 6. Election Results**
- 7. Adjournment**



**Call to Order 6:00PM**  
**Determination of Quorum**  
**Proof of Notice**  
**Board Introductions**



**Approval of  
2020 Annual Meeting minutes**



# 2021 Election





# **EXPLANATION ON NOMINATIONS FROM THE FLOOR**



# Introduction of Candidates

KEVIN DRUMMONDS

ELAINE MAURER

ERIK TSCHETTER



# Ways Homeowners Voted

**Online:**  
**Ballot Box:**  
**In-Person:**



# Financial Report

## CPA PRESENTATION



# **Question and Answers**

**3 Minutes per Homeowner**

**Please be respectful of other homeowners**



# 2021 Election Results



# Adjournment

See you next year!!!!

