

**THE VILLAGE CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
February 17, 2010**

**CALL TO ORDER:**

The Annual Meeting was called to order at 6:45 p.m. by Jerry Howell, President.

**BOARD MEMBERS PRESENT:**

Jerry Howell President  
Jonathan Nook, Vice-president  
Greg Tiritilli, Secretary  
Ramon Pelayo, Treasurer  
Greg Rosicky, Member at large

**OTHERS PRESENT:**

Martha Olvera, Xochtle Angulo and Kellie Ellerbroek of Horizon Management

**QUORUM OF OWNERSHIP:**

A quorum of the ownership was established with 169 units represented in person or by proxy.

**APPROVAL OF MEETING MINUTES:**

**MOTION: (Greg Tiritilli/Ramon Pelayo)** to approve the March 16, 2009 annual meeting minutes. The motion carried.

**INSPECTORS OF ELECTION:** The board assigned the following persons to be the inspectors of election: Joan Donner, owner; Kelle Ellerbroek and Xochtle Angulo from Horizon Management Company.

**OFFICERS REPORTS:**

Board president, Jerry Howell announced some of the previous year's accomplishments that included:

- Completion of complex wide paint project under estimated budget.
- 2010 projects will include the pool spa area improvements; updating the HOA's governing documents; consideration of professional landscape maintenance; upgrade to entry gate system and other projects.
- Jerry also updated the members on the status of the two open legal matters regarding an owner's law suit against the HOA and the Ocean Club matter.

**FINANCIAL REPORT:**

Ramon Pelayo gave the members the financial report that as of January 31, 2010 there was a total of \$157,813 in operating cash and there was \$1,163,144 in reserves. The earthquake account had \$239,129 in funds. As of January 1, 2010 the Association's reserves were 81% funded.

**NOMINATIONS AND ELECTION:**

There were no nominations from the floor. The candidates' present gave their speeches to the members; balloting followed and the ballots were tallied.

The following members were elected to the Board of Directors: Jerry Howell, Jonathan Nook, Ramon Pelayo, Greg Tiritilli and Earl Turner.

**ELECTION OF OFFICERS:**

The Board members will elect officers at the next Board meeting.

**TAX RESOLUTION:**

The tax resolution passed with 151 "yes" votes.

**HOMEOWNERS FORUM:**

The following items were brought up by homeowners:

- Owners asked questions related to the Ocean Club litigation matter.
- A concerned owner asked if the Association plans to install security cameras in the garage areas.
- An owner asked about the Verizon FIOS update.
- A concerned owner asked if lighting at the front of the buildings was going to be replaced/upgraded and if there were plans to replace the doors on the west side of the parking garage structure.
- Owner Jim Coleman volunteered to join an ad hoc lighting committee.

**NEXT MEETING AND ADJOURNMENT:**

There being no further business before the Board, the meeting was closed at 8:45 p.m. The next board meeting date will be posted in the common areas and in the Association's web site.

**APPROVED:**

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President

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Secretary