

**VILLAS AT VALLEY COUNTRY CLUB HOMEOWNERS ASSOCIATION
2015 ANNUAL & BUDGET MEETING MINUTES
January 21, 2016**

Call To Order: The meeting was called to order at 6:00 p.m. Board members present were Jay Rabinowitz, Mark Lettes, Bob Strauss and Jeff Sandman. Also present was Lynda Reifman, President, CPMG and Virginia Johnson, Association Manager.

Quorum: CPMG verified that a quorum had been met. It was required that 7 homeowners be represented either in person or by proxy. There were 13 homeowners present and 4 represented by proxy. CPMG provided proof of mailing of the notice of meeting.

Introductions: President Jay Rabinowitz introduced himself, other Board Members, and CPMG representatives Lynda Reifman, CPMG President, Virginia Johnson, Association Manager and homeowners present.

Minutes: Motion to waive reading and approve the minutes from 2014 Annual meeting held on January 21, 2015 as written, was made and seconded by homeowners and passed unanimously.

Budget: Motion to approve the 2016 Budget was made and seconded by homeowners and passed unanimously.

2016 Annual Meeting: The board made an announcement that the 2016 Annual Meeting will be held in October and every year going forward to allow homeowners to view and accept the Budget before January.

Annual Reports:

- President: Villas at Valley Country Club given by the President, Jay Rabinowitz.
- Financial: report was given by Treasurer Mark Lettes
- Landscape: report was given by Dan Greenholz

Homeowners Forum: Homeowners expressed appreciation to the Board for their hard work. Landscaping was discussed and goals for 2016. Snow removal and communication from Landscape committee was discussed.

Election –Lynda Reifman conducted election and there is 1 position up for election with Dan Greenholz term expiring. Jeff Sandman’s term was also expiring but he will sit for another year on the board.

A call for any nominations from the floor and Margaret Escobedo offered to serve on the Board. There being no others, a motion was made and seconded to close the nominations.

Margaret give a short statement why she wants to be on the Board. Since there was no need for ballots and Margaret Escobedo was elected to serve on the Board for a 3 year term expiring in 2019 by acclimation.

Adjournment: With no further business, the Annual Meeting of the Villas at Valley Country Club was adjourned at 7:25 PM

Respectfully submitted by Virginia Johnson, CPMG

Minutes approved at the 2016 Annual Meeting by Homeowners 10.4.16