

**VILLAS AT VALLEY COUNTRY CLUB HOMEOWNERS ASSOCIATION**  
**2017 ANNUAL & BUDGET MEETING MINUTES**  
**October 10, 2017**

**Call To Order:** The meeting was called to order at 5:30 p.m. Board members present were Tom Alfrey, Bill Young, Dan Darling and Margaret Escobedo; Bob Strauss was traveling for business. Also present was 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 22 homeowners present and 2 represented by proxy. CPMG provided proof of mailing of the notice of meeting.

**Introductions:** President Tom Alfrey introduced himself, other Board Members, and CPMG representative, Virginia Johnson, Association Manager and homeowners present.

**Minutes:** Motion to waive reading and approve the minutes from 2016 Annual meeting held on October 6, 2016 as written, was made and seconded by homeowners and passed unanimously.

**Budget:** Motion to approve the 2017 Budget was made and seconded by homeowners and passed unanimously.

**Annual Reports:**

- President: Villas at Valley Country Club given by the President, Tom Alfrey.
- Financial: report was given by Treasurer Dan Darling
- Landscape: questions were answered by Margaret Escobedo

**Homeowners Forum:** Homeowners expressed appreciation to the Board for their hard work and communication. Homeowners and Board thanked the paint committee, April Milam, Sue Darling, and Mindy Rabinowitz.

**Election** –Virginia Johnson conducted election and there was 1 position up for election with Dan Darling's (previous Jay Rabinowitz's) term expiring.

Dan Darling give a short statement why he wants to remain on the Board. A call for any nominations from the floor yielded no nominations. A motion was made, seconded and passed unanimously to close nominations. There being only one candidate, Dan Darling was elected by acclamation to serve a three year term ending in 2020.

**Adjournment:** With no further business, the Annual Meeting of the Villas at Valley Country Club was adjourned at 5:53 PM

Respectfully submitted by Virginia Johnson, CPMG

*Minutes approved at the 2018 Annual Meeting by Homeowners 10.17.18*