

VILLAS AT VALLEY COUNTRY CLUB HOMEOWNERS ASSOCIATION
2016 ANNUAL & BUDGET MEETING MINUTES
October 4, 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, Jeff Sandman, and Margaret Escobedo 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 23 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 2015 Annual meeting held on January 21, 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, Jay Rabinowitz.
- Financial: report was given by Treasurer Mark Lettes
- Landscape: report was given by Margaret Escobedo

Homeowners Forum: Homeowners expressed appreciation to the Board for their hard work. Landscaping was discussed and goals for 2017. Snow removal and communication from Landscape committee was discussed. There will be a painting project in 2017 and April Milam, Sue Darling and Mindy Rabinowitz volunteered to serve on the Paint Committee.

Election –Lynda Reifman conducted election and there 2 positions up for election with Jeff Sandman and Mark Lettes terms expiring.

A call for any nominations from the floor Tom Alfrey offered to serve on the Board. Bill Young expressed a desire to serve but was unavailable at the meeting. There being no others, a motion was made and seconded to close the nominations.

Tom give a short statement why he wants to be on the Board. Since there was no need for ballots Tom Alfrey and Bill Young were elected to serve on the Board by acclamation for a 3 year term expiring in 2019.

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 2017 Annual Meeting by Homeowners 10.10.17