

# **VILLAGES OF PIEDMONT HOMEOWNERS' ASSOCIATION**

Thursday, April 25, 2016

7:00 P.M.

Villages of Piedmont Clubhouse

## **ANNUAL MEETING MINUTES**

CALL TO ORDER By Eric Ivancic, Board President, at 7:12 PM

PROOF OF QUORUM made by Ed Thomas, CEO of P.M.P. Ed explained the quorum requirements of 10% of each class of Lot owners. Mr. Thomas stated there are 413 total Lots in the HOA and there were 28 homeowners in physical attendance and 32 proxies received, the quorum requirement of 42 Lots was officially met and satisfied with 60 Lots represented.

Eric Ivancic made a motion to accept the minutes of the 2015 annual meeting and be approved as submitted; Wenda Schmelebeck seconded the motion, which passed unanimously.

Eric Ivancic, Board President discussed major improvements that were made in the community during the past year including new playground upgrades, traffic light installation, and Leopold's Preserve enhancements. Also, he spoke of the upcoming SCC meeting regarding the Amazon Power Towers and how they can have a negative impact on home values. He encouraged everybody to attend the next meeting. Eric mentioned, even with budget constraints, VOP hosted most of the social events.

Wenda Schmelebeck, Treasurer elaborated on the financial situation of the community and stated the property was in strong financial health. She spoke of the increase in assessments and to anticipate another in 2017, based on a recent Reserve Study. Wenda briefly discussed enhancements to the community including playground upgrades, new pool umbrellas, tables and chairs, crack fill work done to the townhome parking lot, tennis courts crack fill work and new backboard.

She explained the townhome snow removal is budgeted and paid for separately, by the townhomes, which is one reason the townhome assessments are higher than single family homes. The other is the reserves that are collected from all townhome residents to be used to pay for the private streets, courts, sidewalks and curb & gutter. The snow removal of the single-family streets is performed by VDOT. Due to the heavy snow storm, VOP is over budget in snow removal. Write-offs on bad debt were done since these accounts were former homeowners and would be more expensive to pursue legal action. The Finance Committee has been extraordinary in their work.

Ed Thomas explained the voting procedures, that each Lot, unit or house would have one vote per Lot.

Two candidates submitted their nominations per the call for nominations process. They are Robert Scharrer and Allen Wagner.

Wenda Schmelebeck opened the floor for nominations. There were no floor nominations. Wenda Schmelebeck requested that each nominee give a brief description of themselves for the benefit of the audience. Mr. Scharrer briefly gave an overview mentioning that he formally had been on the Board and has time to get back on the board. While on the Board he worked closely with Equinox Development during the transition period.

Old Business - None

New Business – RV Temporary parking form with a 24- hour waiver to pack-up or unload. This has been tabled until Covenants drafts language for Board review.

Receipts after social events. No reimbursement will be made until Community Manager receives original receipt. Also, the approved procedure is for extra items left over from an event should be returned to the store for reimbursement.

Ed Thomas and the Election Committee to the back of the room to count the ballots. The Committee members were Jamie Roberts, Joe Abarno, and Wenda Schmelebeck.

Ed Thomas announced that there was a discrepancy with one of the nomination forms which would need to be taken to the Attorney for advice. Results have been postponed until this is clarified.

A motion to adjourn the meeting was made by Eric Ivancic at 9:02 PM. Motion was seconded by Wenda Schmelebeck and passed without opposition.

Minutes taken and respectfully submitted by Gloria Tebyanian, Community Manager.

**Note:** On April 26, 2016 the Association's legal counsel reviewed the election materials and determined the discrepancy that was discovered was not material and was not reason to invalidate the election process.