

## MINUTES OF HOA ANNUAL MEETING FEBRUARY 19, 2025

- \* The meeting was called to order at 12:15 PM by HOA President Chad Pritchett.
- \* Chad Pritchett led the Pledge of Allegiance to the American Flag.
- \* Pastor James Boardman gave the opening prayer.
- \* Carol Wawrzynski, HOA Treasurer, provided the proof of notice of the meeting: 65 owners and 10 renters, with email addresses on file, received the Annual Meeting packet via email on January 13, 2025, 30+ days before the annual meeting on February 19, 2025. A quorum was present.
- \* Chad Pritchett, HOA President, presented the minutes of the last HOA Annual Meeting on February 21, 2024. There were no additions or corrections.
- \* Carol Wawrzynski, HOA Treasurer, presented the annual financial report, including the required year-end report, and a detailed explanation of the dollar figures on the proposed 2025 annual budget.
- \* The membership then voted on the annual 2025 proposed budget, The vote passed with 47 “yes” votes, 2 “no” votes and 1 abstention. Tellers were Fran Beers and Kari Pritchett.
- \* Chad Pritchett announced the 2025 Board of Directors and Officers would remain the same: Chad Pritchett, Roger Gurganus and Howard Pritchett. Carol Wawrzynski would remain the HOA Treasurer for 2025.
- \* Chad Pritchett gave the President’s report, outlining the accomplishments for 2024 and detailing what projects are planned for 2025. He encouraged residents to continue to maintain their property; mentioned ongoing plans to remove the old maintenance building; talked about plans to replace and/or repair the perimeter fencing; and outlined plans to continue ongoing irrigation maintenance. He indicated that the cluster mailboxes were still in the works. He suggested that a volunteer Grounds Committee be formed to help handle the day-to-day grounds upkeep and decision making. Questions concerning the \$500 capital contributions fee for owners of new-built homes were clarified.
- \* Committee Reports - the Activities Committee indicated that all was well with their committee. They were thanked for their role in making today’s lunch a success.
- \* There was no unfinished business that anyone could recall.
- \* During Open Forum, the following topics were addressed: weed control; pressure washing needed on the perimeter wall and individual driveways; issues with the deteriorating perimeter fence; concerns about the condition of our streets; clarification that OV Inc. will be responsible for paying for putting in Bishop Circle; the need for more off-street parking; the need for an automatic back gate; the desire for a hot tub and pool umbrellas; the need for a time frame as to when the village roads will be repaired; the need for a street cleaner now to clean up some of the debris on our streets; the need for the deepest potholes to be filled in; the desire for a prior notice before things like Comcast digging occurs; the hope for an assessment decrease; the concern as to when more Directors to the Board will be appointed; the need for a village website (Trish Bridewell volunteered) and optimism that our community will continue to survive our present and future “growing pains”.
- \* The closing prayer was delivered by Pastor James Boardman.
- \* The meeting was adjourned at 1:30 PM.
- \* Members of the future volunteer Grounds Committee met briefly afterwards with Chad and Roger to form a plan to move forward.

Respectfully submitted, Carol Wawrzynski, HOA Treasurer