

Minutes of the Villa Rosario Homeowners Association
ANNUAL HOMEOWNERS' MEETING
March 21, 2015 – 9:00 a.m.
Pool Area

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m. after Deloitte & Touche representatives indicated a quorum had been established.

*Note: The final quorum came in at 74.721%.

Attendance:

Board Members: Laura Dacanay, Prem Singh, Suzanne Perez, Bert Silos, Joann Del Carmen

Non Board members: Fred Aguon, Jr., C21 Property Manager, Rudy Perez, VR Resident Manager

Deloitte & Touche Auditors: Alma To & Pamela Pineda

RELATIVE TO FOREGOING THE EXTENDED ROLL CALL

Homeowners unanimously agreed to forego the Roll Call and proceed with the meeting since a quorum had been established.

2. PROOF OF NOTICE OF MEETING

The Annual Homeowners' meeting announcement was printed in the Marianas Variety on Wednesday, March 18, 2015. Copies were attached to the meeting packet and were distributed to all attendees.

3. APPROVAL OF MINUTES OF PRECEDING MEETING

Homeowners were given time to review the minutes of the 2014 VRHA Homeowners' Meeting. Homeowners had previously asked for the annual minutes to be posted on the VRHA website for review at least 30 days following the meeting. Copies of the minutes, however, were not posted in a timely manner. They were mailed by the prior Board Secretary Prem Singh to all homeowners a week prior to the annual meeting. Because of this, homeowners had asked for more time to review the minutes. Homeowner Alice Tajeron made a motion to table the approval of minutes for 30 days following today's meeting. Board President Laura Dacanay said that it would be posted on the VRHA website and that homeowners could email their questions to the Century 21 Office within 30 days from the annual meeting date.

RELATIVE TO THE APPROVAL OF THE 2014 VRHA HOMEOWNERS' MEETING MINUTES

MOTION: Alice Tajeron made the motion to table the approval of minutes to allow homeowners more time to review and to give homeowners 30 days to submit corrections or questions.

SECONDED BY: Clyde Lemons

VOTE: Majority.

OPPOSED: Prem Singh and his proxies

4. REPORT OF OFFICERS

RELATIVE TO IMPLEMENTING TIME LIMITS FOR THE REPORT OF OFFICERS

MOTION: Ken Dixon made the motion to allow 15 minutes for the President's report and 5 minutes for all others.

SECONDED BY: Clyde Lemons

VOTE: Majority.

OPPOSED: Bert Silos and his proxies

President's Report – Laura Dacanay

Highlights of her report included the following:

1. Laura discussed two quotes for the pool repair that were attached to the meeting packet. She mentioned that two options as outlined in the quotes are for a colored concrete deck for easier maintenance and to tile the deck which would be more expensive. She did mention that the pool committee had met prior to the annual meeting and provided their findings to board members.
2. The board on March 11th adopted the Parking Committee's recommendations and policy with regards to decals. All vehicles parked at Villa Rosario have to be registered with the Century 21 office and must have a VRHA decal visible on their vehicle to avoid towing. This policy was set in place to assist with the current parking conditions at Buildings A&B. May 1st is the implementation date.
3. Laura mentioned that the board did meet quarterly this past year. In the February 26th meeting board members Laura, Joann and Suzanne were able to approve pending issues like the light fixture replacement project, replacement of cameras – three are on order and should arrive mid April, and a new more energy efficient a/c was purchased for the security room after the old one stopped working leaving the video surveillance equipment vulnerable to the heat.
4. Laura introduced Joe, the new Groundskeeper, to the homeowners. Robert, a new homeowner and Appraiser by trade, told the homeowners that the property value at Villa Rosario are holding up.
5. Laura provided copies of the 2011/2012 and 2013/2014 audits to the Board members. She mentioned that the audits would be posted on the website as well.

Vice-President's Report – Joann Del Carmen. No report given.

Secretary's Report – Suzanne Perez. No report for the Secretary position.

Treasurer's Report – Suzanne Perez.

Suzanne provided a verbal report. She mentioned that the 2011/2012 & 2013/2014 audits had just been completed. She mentioned that there were no major projects this year thus no out of the ordinary checks had been cut or distributed. Laura informed homeowners that copies of the audits will be posted on the Villa Rosario website.

Member at Large – Prem Singh. (memo attached)

Member at Large – Bert Silos (verbal)

Bert mentioned that there have been fights and some break-ins at the complex. He didn't provide a time frame but asked that Management look into it and find a solution. He commended Joe, the Groundskeeper, for doing a good job.

5. **UNFINISHED BUSINESS** - None.

6. **NEW BUSINESS**

• **POOL REPAIR PROJECT**

Homeowners discussed the pool repairs. Nand, who is a part of the pool repair sub-committee, informed homeowners that the pebbles for the deck are available in the mainland and not China. Jinky (homeowner) questioned the option for a concrete deck. Suzanne asked the sub-committee for the timeline if we were to order the pebbles for the deck. Other issues discussed were painting the deck, would the patch work look like patch work, and whether colored concrete would work. Prior to receiving the sub-committee's report, Fred Aguon (C21) went ahead and obtained two quotes that were presented to the homeowners. Jetta Guam \$69,300 and Inland Builders \$62,958.

RELATIVE TO POSTING THE 2014 ANNUAL MEETING MINUTES & POOL RECOMMENDATIONS ON THE VRHA WEBSITE FOR REVIEW & VOTE

MOTION: Maria Miller made the motion to have the 2014 Annual Meeting Minutes and Pool recommendations with photos posted on the VRHA website within 45 days of the 2015 Annual Meeting so homeowners would have ample time to review and vote.

SECONDED BY: HERMIE QUEJA

VOTE: MAJORITY VOTE

*Laura said that homeowners would be mailed some options and prices relative to the pool repair/upgrade project.

- **2015 BUDGET** –Homeowners took some time to review the proposed budget. These were the recommendations:

1. Bert questioned Line #18- Ground Maintenance. The amount doubled in 2015. Line #26 Security had increased by \$4,850.64; Line #50 General Repairs & Maintenance had also increased by \$16,741.97. Fred explained the increase in the Ground Maintenance and Security line items.
2. Laura recommended moving \$11,000 from Line #50 General Repairs & Maintenance. The amount included the camera repair and building lighting upgrade.
3. Prem requested for Line #50 to be separated: 50A – Camera Upgrade & 50B – Lighting
4. Other items discussed: Prem asked the homeowners if he could get a quote from Frankie Matanane, the former Groundskeeper. Laura then informed the homeowners that it was the board's decision to change out Frankie due to discrepancies with his work. Alice brought up the pigeon problem. Laura informed her that the board had purchased pigeon spikes and that they would be put in place. Nand said that the landscapers are using the screen while bush cutting in the parking area but not in between the buildings. Laura said that the board is obtaining quotes from other landscaping companies. Nand and Alice recommended giving Service Master a six-month notice to terminate while the board updates the scope of work and obtains quotes. Fred to verify when the Service Master contract expires.

- **MOTION TO APPROVE THE 2015 BUDGET WITH CHANGES MENTIONED ABOVE**

MOTION: Alice made the motion to approve the 2015 budget with the changes to line item #50.

SECONDED BY: Hermie

VOTE: Majority

ABSTAIN: Prem & his proxies

ELECTION OF DIRECTORS - *Nominations on the floor

- | | |
|----------------------------------------------|-------------------------------|
| a. Maria Miller nominated Laura Dacanay | Seconded by: Alice Taijeron |
| b. Joann Del Carmen nominated Suzanne Perez | Seconded by: Alice Taijeron |
| c. Hermie Queja nominated Bert Silos | Seconded by: Bert Silos |
| d. Bert nominated Prem Singh | Seconded by: Promila Singh |
| e. Alice Taijeron nominated Joann Del Carmen | Seconded by: Alice Taijeron |
| f. Laura Dacanay nominated Alice Taijeron | Seconded by: Joann Del Carmen |
| g. Ann Marie Muna submitted a candidacy form | Seconded by: Alice Taijeron |

RELATIVE TO CLOSING NOMINATIONS

MOTION: Joann made the motion to close the nominations for the election of officers.

SECONDED BY: Maria Miller

VOTE: Unanimous

Meeting recessed at 11:30A for the election of Directors. The new 2015-2016 VRHA Board of Directors was announced at 12:07P. Alma To, D&T, announced that 1 ballot was not counted because it contained 10 votes. The results were announced in no particular order.

- **READING OF ELECTION RESULTS:**

Laura Dacanay: 15.938%
Suzanne Perez: 10.85%
Bert Silos: 7.133%
Joanne Del Carmen: 12.182%
Prem Singh: 13.501%
Alice Taijeron: 11.965%
Ann Marie Muna: 1.3%

MOTION TO ADJOURN

MOTION: Alice Taijeron made the motion to adjourn the meeting.

SECONDED BY: Joann Del Carmen

VOTE: Unanimous

*Meeting adjourned at 12:09P.

Signed:

Laura Dacanay, 2014-2015 President



Suzanne Perez, 2014-2015 Secretary



Date Approved: 3/26/16