

**Minutes of the Villa Rosario Homeowners Association**  
**ANNUAL HOMEOWNERS' MEETING**  
**March 30, 2013 – 9:00 a.m.**  
**Pool Area**

**1. CALL TO ORDER**

The meeting was called to order at 9:49a.m. after a quorum of 62.22% was established.

\*Note: The final quorum came in at 73.853% after more homeowners checked in after the start of the meeting.

**Attendance:**

**Board Members:** Laura Dacanay, Prem Singh, Suzanne Perez, Bert Silos

**Absent:** Joanne 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 with a 62.22% quorum.

**2. PROOF OF NOTICE OF MEETING**

The Annual Homeowners' meeting announcement was printed in the Marianas Variety on Tuesday, March 30, 2013. 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 2012 VRHA Homeowners' Meeting.

**RELATIVE TO THE APPROVAL OF THE 2012 VRHA HOMEOWNERS' MEETING MINUTES**

**MOTION:** Ann Marie Muna made the motion to approve the 2012 VRHA Homeowners' Meeting minutes with one correction: to delete Maria Miller's comment on page 3- third paragraph.

**SECONDED BY:** Roberta Abaday

**VOTE:** Majority.

**OPPOSED:** Bert Silos and his proxies

**4. REPORT OF OFFICERS**

**President's Report – Laura Dacanay**

Laura verbally presented her report. Highlights of her report included the following:

1. The board met quarterly in 2012 and called special meetings for urgent matters. Laura quoted the ByLaws and referenced the 3-day notices and said that board packets had been emailed in advance to Board members prior to the meetings.
2. Homeowners Insurance – The board had renewed the building insurance in 2012 and realized an annual savings of \$30,000. There is still \$150,000 in TCD accounts reserved for the roof sealing project.
3. Swimming Pool – A soft water cell was replaced and lasts for two years. This item needs to be budgeted to maintain the pool.
4. Cameras – All are in working order and an additional camera was installed at the trash area. As for illegal dumping, Laura asked homeowners to take down license plate numbers and time frame and report it to Fred Aguon. (Roberta said to check the videos on Monday nights and early Tuesday mornings)
5. Signage – Smile You're on Camera signs were installed around the property to deter crime.
6. Security – The VRHA Security company was changed in February 2013 to Rayko. (Roberta asked to give homeowners Security's phone number and to place it on the website.)

7. Roof Water Blasting – this is to be done every 6 months. All debris was removed from the roof last year when Cowboy water blasted the roof. Cracks are being repaired as they are discovered. Laura mentioned that once all cracks are repaired it would be a good time to re-coat and seal the roof.
8. Water leaks – there was a rise in the common area water bill due to an underground leak. The association also had to reimburse a homeowner because the common area plant roots had punctured a water pipe and caused her water bill to rise. (Roberta asked that the Association replace the plants that had been uprooted. Service Master is working on this).
9. Tree fence line removal project – This was done to push back the overgrown trees from the adjacent property to help minimize snakes and rhino beetles.
10. Playground set – Concrete benches were added in 2012.
11. Trash – An extra pick up day was added for the cardboard trash. This is also done during the Christmas season.
12. Building painting and maintenance – Citi Development is working on a maintenance schedule to water blast the buildings and clean the areas with algae. This schedule will start in April. The board is still holding \$13K for the balance of the painting project.
  - \*Painting of Doors – Some homeowners still have to get their doors painted. This has to be scheduled with Citi Development.
  - \*Tennis Court – Kent expressed his concerns with the tennis court. He requested for padding to be placed around the light poles.
  - \*Basket ball court deck – needs to be re-painted or scraped down to bare concrete where Citi will then repaint the lines. Laura said that the Association hasn't paid for the basketball court painting yet since the results have been unsatisfactory.
13. Annual Board Minutes – discussion took place on having the minutes prior to the annual meetings so that homeowners can get the opportunity to read through it and offer any changes in advance.

**RELATIVE TO POSTING THE ANNUAL MEETING MINUTES ON THE WEBSITE**

**MOTION:** Roberta Abaday made a motion to post the draft annual meeting minutes on the website 30 days after the annual meeting for homeowners to be able to access it.

**SECONDED BY:** Prem

**VOTE:** Unanimous

14. Fines – Laura mentioned that all fines have been paid. Cowboy, Fred and Rudy monitor the common areas and trash area. Roberta added that tenants and homeowners need to know the rules. Laura then asked homeowners present to inform their tenants (if any) of the house rules.
15. Water leaks – homeowners agreed to pay Barrett Plumbing \$127 for a leak that occurred in Prem Singh's unit.

**Vice-President's Report** - Written report attached.

**Secretary's Report** – None.

**Treasurer's Report** – None.

**ELECTION OF DIRECTORS** - \*Nominations on the floor

- |                                       |                             |
|---------------------------------------|-----------------------------|
| a. Kent Hsieh nominated Laura Dacanay | Seconded by: Ann Marie Muna |
| b. Laura nominated Joanne Del Carmen  | Seconded by: Arnold Jose    |
| c. Laura nominated Ann Marie Muna     | Seconded by: Prem Singh     |
| d. Bert nominated Prem Singh          | Seconded by: Promila Singh  |
| e. Promila Singh nominated Bert Silos | Seconded by: Laura Dacanay  |



\*Approval can be accomplished via a letter to the homeowners.

- **READING OF ELECTION RESULTS:**

Ann Marie Muna: 64.85%

Bert Silos: 64.27%

Prem Singh: 68.3%

Suzanne Perez: 58.84%

Laura Dacanay: 56.92%

Joanne Del Carmen: 45.84%

**MOTION TO ADJOURN**

**MOTION:** Suzanne Perez made the motion to adjourn the meeting.

**SECONDED BY:** Prem Singh

**VOTE:** Unanimous

**Signed:**

**Laura Dacanay, 2012-2013 President** \_\_\_\_\_

**Suzanne Perez, 2012-2013 Secretary** \_\_\_\_\_

**Date Approved:** \_\_\_\_\_