

**UNOFFICIAL MEETING MINUTES  
2014 VRHA ANNUAL HOMEOWNERS MEETING  
MARCH 29, 2014**

**Notes by: Suzanne Perez, former Board Secretary 2009-2013 and present Board Secretary 2014-2015**

**CTO:** 10:35 am

No roll call. Homeowners last year requested to forego the roll call due to the high volume of proxy holders, etc.

Quorum: Before D&T could announce a quorum percentage Singh filed a written protest as to validity of meeting announcement conducted by C21. After discussion of the protest, D&T indicated that we had a quorum to proceed.

Motion: Singh

2nd: Bert

Vote: Prem, Promila, and Bert and their proxies.

Opposed: All others and their proxies. Majority vote wins. Motion did not carry

Maria Miller commented that C21 should have control of the deeds and that they also conduct board meetings and send out notices for her other properties.

Roberta Abaday and Clyde Lemons read the written protest by Singh and clarified that if voted in favor, the annual meeting will be null and void.

Laura pointed out that the annual meeting notice was mailed out and published in the newspaper. Mrs. Singh pointed out that the meeting time on the website was wrong. Fred to check the website.

**2013 ANNUAL MEETING MINUTES**

**CORRECTION:** Kent requested to see drawings of the tennis court.

Maria Miller: Motion to accept 2013 minutes with correction

2nd: Clyde

Vote: unanimous

Opposed: none

Bert: abstain

Roberta Abaday reminded Board Secretary Prem Singh to have the draft 2014 Annual minutes posted on the VRHA website within 30 days of the meeting as requested by the homeowners during last year's meeting.

**BOARD MEMBER REPORTS:**

**PRESIDENT'S REPORT:** 15 min. As approved by homeowners. LAURA (verbal)

Highlights: meetings were not held monthly, instead met quarterly, not all board minutes approved as corrections requested were not done, checks being signed by Suzanne, past Secretary due to delay in changing signature cards with incorrect ink type on new signature cards, delay in approving fire panels with analysis paralysis, maintenance to repaint parking lot bumpers and lines completed, installed speed bumps, landscaping put off pending quotes, roof painting project completed.

**VICE PRESIDENT'S REPORT -5 minutes. ANN MARIE (verbal)**

Spoke about challenges and that board members are passionate about the property. Prem thanked Ann Marie for being on the board and helping things move forward.

**SECRETARY'S REPORT - 5 minutes. PREM**

. Written report was passed out.

**TREASURER'S REPORT - 5 minutes. BERT**

Written report was passed out.

**MEMBER AT LARGE REPORT - 5 minutes. SUZANNE (verbal)**

Suzanne spoke about delayed projects due to multiple quotation requests. Board members have asked Prem and Bert to list down certain specs that they want in the quotations and give them to Fred but Prem and Bert told the board that "it's not their job to provide specs." Fred is not a mind reader and the process will go much quicker if Fred is provided all the information before going out and seeking quotes.

Suzanne mentioned being subjected to what she felt was "bullying or intimidation" by Prem and Bert as her integrity was questioned multiple times because she had signed checks due to the fact that she and Laura were the only remaining signers on the VRHA bank card. Suzanne had been signing checks since 2009. Bert stepped down as Treasurer during one of the board meetings because majority of board members voted for her to be a back up check signer. Suzanne had questioned Bert regarding his opposition to having her sign checks as a last resort and he said that he "has his reasons". The Treasurer (Bert) did not do his job by not questioning who was signing the checks until August 2014.

Suzanne was also accused of waiving late common area fees – which she said she never did. The dropbox is checked on the morning of the eleventh and the late fees are not applied. Homeowners are given until midnight on the tenth to drop payments.

**NEW BUSINESS /DISCUSSION**

Roberta Abaday wanted clarification on the coupon booklets and the reasoning behind only printing 3 months worth. Laura offered the explanation. Roberta requested to get 12months of coupons.

**COUPON BOOKLETS**

**MOTION:** Bert made a motion to reimburse rose Felix for the printing of the coupon booklets.

**2ND:** Larry Angeles

**VOTE:** unanimous

### DROPBOX:

MOTION: Nadine De Leon Guerrero made a motion to keep the Dropbox for common area payments.

2ND: Ann Marie Muna

Vote: unanimous

Chris Felix pointed out that there is a Dropbox at the C21 office in Tamuning and it is also checked the morning of the eleventh and no late fees are applied. Same process for the VRHA Dropbox.

Promila questioned the pool cleaning frequency and said there are too many bugs in the water. She stopped swimming in the pool as a result. Fred to consult with pool company.

Promila also said that she has been calling the resident manager and property manager and they are never available to answer phone calls. Kent mentioned that when she was resident manager he would call her to report bee hives and she would tell him to wait until Prem got home from work to take care of the problem. She replied that at least someone was there to answer the phone.

Roberta asked questions about the pool quotes. Bert said that Fred is getting another quote from inland builders.

### POOL REPAIR:

MOTION: Roberta made a motion to set up a committee for the pool deck repair project to include a cap at \$65000 for the project.

2ND: Kent

Vote: unanimous

--members include Prem Singh, Kent Shieh. Connie. Jonathan.

## **2014 BUDGET**

MOTION: Bert made the motion to accept the 2014 budget with correction on the pool repair project

2ND: Ann Marie

VOTE: unanimous

-- reduce the pool repair to \$65000 even.

Discussion took place on the fire panel replacement. To clarify that buildings A,C, & D need replacement. Building B is fine.

### PARKING ISSUE

Bert to work with Fred on decals for parking. Kent Shieh to spearhead committee. Bill delMundo agreed to assist.

Roberta Abaday said to keep it status quo. Other members present agreed to look for other alternatives

Roberta mentioned that security has to be more present in the early morning hours she mentioned that they are either at the laundry area or in their vehicles. Fred will address with G4S

Promila mentioned that the bricks at the end of building B are still broken. Fred to address.

Roberta also mentioned that there are some areas with graffiti that need to be addressed. Kids are still scraping the metal railings.

Nadine inquired about people caught defacing VRHA property. She asked if they could be evicted and what the process would be. Chris Felix said that the homeowner can be fined and those fines can be found in the house rules. Laura said to report it to the resident manager or property manager right away.

Larry Angeles asked about the smoking law. Chris Felix clarified that it is for public buildings only.

### **ELECTION OF OFFICERS**

Joanne del Carmen had submitted a self nomination form to C21  
2nd by: Kent

Nadine nominated Laura Dacanay (Laura accepted)  
2nd by: Kent

Fred Aguon nominated Suzanne Perez (Suzanne accepted)  
2nd by: Laura

Someone nominated Prem Singh (prem accepted)  
2nd: Promila

**MOTION TO CLOSE NOMINATIONS:** Fred  
2nd: Ann Marie  
Vote: unanimous

Those nominated include: Laura, Prem, Bert, Ann Marie, Suzanne and Joanne

Those present took time to vote and D&T tabulated the results.

**MOTION TO ADJOURN:** Fred  
2nd: Kent  
Vote: (vote came after election results were read)

**RESULTS:**  
Laura 20.514%

Joanne 14.246%  
Prem: 14.079%  
Suzanne: 14.627%  
Bert: 8.016%  
Ann Marie: 3.46%

**MOTION:**Laura made the motion to keep the same officers in place until the board can meet as a whole the following Monday as Joanne is off island.

2<sup>ND</sup>: Suzanne

Vote: unanimous

Election of officers meeting to take place the following week when Joanne can be present. Prem said we had to have the meeting as per the By laws. Laura and Suzanne had to leave due to the fact that the meeting ran very long. They had things to do. A quorum for the election of officers meeting did not take place.

Nothing follows.

**Villa Rosario Homeowners Association (VRHA)  
158 E. Nandez Ave., VRHA#142  
Dededo, GU 96929**

**March 29, 2014**

**To Mrs. Laura Dacanay,  
President, VRHA  
158 E. Nandez Ave., VRHA#142  
Dededo, GU 96929**

**Subject: Conducting of March 29, 2014, Annual Meeting of VRHA by preventing/circumventing the Board Secretary playing its usual and customary role.**

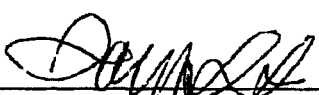
This is to protest the conducting of March 29, 2014, Annual Meeting of VRHA by preventing and obstructing the VRHA Board secretary playing its usual and customary role as per VRHA Bylaws in particular and Guam election laws in general. The VRHA Board President has prevented the Board Secretary in doing his secretarial duties by preventing and denying free and unobstructed access to the ownership records to verify the legitimate ownership of units and membership of the association in a timely manner to conduct this meeting. Further, the Secretary has been denied its usual and customary role in carrying out the secretarial duties with regard to the calling of the annual meeting, distribution of unapproved and biased proxy form with instructions to prevent knowledge of and verification of proxies sent by the homeowners, unapproved self nomination and nomination form, biased information sheet required to be filed out by the homeowners and possibly other infractions have been committed. The distribution of questionable and leading annual meeting documents suggesting potential for coercion, peer pressure, probable unethical and questionable practices and procedure followed and circumvention of the secretary to play its usual and customary role.

This protest is hand delivered to the VRHA President at the Start of this March 29, 2014, Annual Meeting of VRHA, scheduled to be held behind the laundry at the Villa Rosario Condominiums premises.

Sincerely,

  
Prem Singh, PhD 3/29/2014  
Secretary, VRHA Board of Directors

Signature acknowledging receipt of this protest by the VRHA President, Mrs. Laura Dacanay.

Signature:  Date: 3/29/14 Time: 10:35 am  
Mrs. Laura Dacanay, VRHA President

**Villa Rosario Homeowners Association**  
**158 E. Nandez Ave., VRHA#142**  
**Dededo, GU 96929**  
**Annual Homeowners Meeting, March 29, 2014**

**Prem Singh, PhD.**  
**Secretary Annual Report**

**Dear Homeowner(s):**

I want to thank you for electing me to the Board of Directors last year. The board met as follows:

Election Of Officers meeting	3/3/2013
special meeting	5/16/2013
Eight Regular Meetings	5/2, 7/25, 9/5, 9/16, 11/11/2013, 2/26, 3/3, & 3/24/2014

Agenda and meeting minutes were sent approximately a week in advance and many times months in advance of the meetings held. There was no meeting held for about three and a half months after the 11/11/2013 meeting. Then there were three meetings in a span of a little less than a month. Written corrections and comments were solicited from the board members in a timely manner. All provided corrections were made in a timely manner.

The meeting minutes were approved as follows:

Meeting Date	Meeting type	Date Minutes were approved w/Corrections
3/30/013	Election of Officers	25-Jul-13
5/2/2013	Regular	25-Jul-13
5/16/2013	Special	25-Jul-13
7/25/2013	Regular	5-Sep-13
9/5, 9/16, 11/11/2013, 2/26/2014	Regular	Not approved as of Today

**Reading and approval of Minutes not important?**

After the September 5, 2013, meeting the board president decided to stop reading of the minutes in the meeting and in spite of repeated attempts by the Secretary to remind the board members of their responsibility to provide timely corrections, readings of the minutes, and approving the minutes and to force action by motions on the floor did not change the outcome.

**Who Needs Discussion summaries in the minutes?**

The board President didn't like that the minutes were providing details of board discussions that were too close for comfort for some. For example there were summaries of discussions on topics like - why it took months to change the bank signature card, why 3 of the 4 Fire Alarm Systems needs repair/replacement when these were certified to be good only a few months ago to name a few.

**Who needs documentation, it is too cumbersome?**

It is apparent that the culture being practiced is to do things with as little documentation as possible or verbally if possible. Property manager and Resident manager are not required to provide any written reports to the board. The quotes presented to the board have minimal specifications. Many times the

board resolutions are flouted and not acted on with impunity. Keeping track of the progress of projects seems to be an unwanted & unwelcome activity. Board is pushed to approve thousands of dollars in a hurry selling it as urgent project that just needs to be finished only to find that the approved money is still sitting for months with no work being done.

**Roof Seal Project Completed:**

As chair of the Committee of VRHA Engineers set up last year in the Annual meeting, I want to thank the engineers Kent , Nandgopalan, and Villena for the time and efforts they put into the roof seal project to come up with recommendations to the Board. The board finally made the decision to go ahead with the project for a total cost of about \$95,000. We hope the small contractor will honor the maintenance warranty for the next 10 years.

**Building Insurance:** Low insurance premiums continued this year. Thanks to AM Insurance. VRHA is saving about \$25,000 a year on the premiums since last year.

1. **Where to put to use the extra savings:** We could use this money to set up building paint maintenance program, pool renovation, refurbishing/replacing cracked/broken light fixtures, fix broken brick work, bring the premises landscaping to the levels it was before etc
  - Trees, decorative bushes, and plants have been chopped off from the complex. It makes the environment hotter by removing the cooling effect of trees and plants. There does not seem to be any sincere effort to plant flowers & replace dying/dead hibiscus.
2. **Pool Deck Needs Immediate Attention:** The pool deck warped, why? Was it after an earthquake tremor? Most likely, but who knows? Could we have claimed from insurance? If it was due to earthquake -probably? But did anyone filed insurance claim?
  - Initial estimates from one company for full deck renovation are around \$68,000.
3. **No Building Paint Maintenance Program:** Third floor walls and awning at many places have green & black mildew growing . VRHA needs preventive maintenance on its building paint to prolong its life and save money for the homeowners.
4. **Electrical Fixture Need Replacement/refurbishing:** Many electrical fixtures have cracked/ broken lenses which creates electrical safety hazard.
5. **No Written Reports:** FYI as per the VRHA president there are no written reports or incident reports required of the property manager & resident manager as per the contract.
6. All VRHA board regular, and special meeting minutes must be approved in a timely manner and should be allowed to fairly represent the meeting deliberations. Corrections to the minutes must be submitted in a timely manner. Next meeting should not proceed unless board approves the previous meeting minutes.
7. **WE ALL NEED TO WORK TOGETHER TO MAKE IT A SAFER, HARMONIOUS, AND A BETTER PLACE TO LIVE.**