

Minutes of the Villa Rosario Homeowners Association
ANNUAL HOMEOWNERS' MEETING
March 25, 2017 – 9:30 a.m.
Pool Area

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m. after a quorum of 55% was established. At 10:27 a.m. the quorum was 56.462% as more people checked in after 10:00 a.m.

Roll Call/Attendance:

Board Members: Laura Dacanay, Prem Singh, Joann Del Carmen, Jan Guerrero & Suzanne Perez

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

2. PROOF OF NOTICE OF MEETING

The Annual Homeowners' meeting announcement was printed in the Guam Daily Post on Wednesday, March 22, 2017. Copies of the ad were distributed to all attendees in the meeting packet.

3. APPROVAL OF MINUTES OF PRECEDING MEETING

The previous Board Secretary Alice Taijeron (2015-2016) issued a letter of apology to all homeowners. She had prepared the minutes and emailed it to Century 21, however, it was never received and she deleted the minutes from her computer.

4. REPORT OF OFFICERS

President's Report – Laura Dacanay

Laura verbally presented her report. Her report was an open forum for homeowners to discuss issues.

1. Replacement Plants. Laura reported that she had planted xoria seedlings at her house and was waiting for them to get large enough to replant around Villa Rosario. Fred was working on having the Groundskeeper transplant them to the areas in need of plants. The plants were still too small at the time of the annual meeting to plant them.
2. Exterior of Buildings. Laura told homeowners that the Board will get help for the Groundskeeper so that the buildings can be water blasted and treated with Clorox. The helpers would also repaint areas in need of touch ups. A new Homeowner in the D Bldg. had concerns on the condition of the overhangs (pigeons), general cleaning, and rusty railings.
3. Roof Top Access. Connie from D Bldg. had concerns on the roof top access being limited to M-F 10A-5P. Laura explained the reasons for this rule but Prem Singh recommended hiring someone on an on-call basis to open the roof top.

RELATIVE TO SCHEDULING ROOF TOP ACCESS

Motion: Prem made a motion to have roof top access on an on-call basis with 24 hour notice to schedule weekdays and weekends. Homeowners will be responsible to lock up after work is completed. Groundskeeper will then check the roof the following day and take a picture.

Seconded by: Concepcion

Vote: Motion Carries by majority vote.

****Roof top access is limited to 1 per day and will be on a first-come, first-served basis.**

4. Fire Alarm. Fred reported that he will be replacing Phoenix Pacific with Falcon Fire. Concepcion had a question on the Building D Fire Panel. Fred said he will have Falcon Fire check it on Monday and no adjustments will be needed on the budget.
5. Kent spoke about the following: He encouraged others to step up and be board members; facility is deteriorating; pigeon issues; tennis court issues; CCTV not working; Parking issues – decals; people dumping trash; enforcement of rules.
6. Jill said she would be willing to assist the board and would like to join a committee.

7. Concepcion asked that decals be distributed on the property for 2-3 days so homeowners won't have to drive to Century 21 to pick them up. Jill & Prem volunteered to distribute the decals on the property on Saturday from 7A-6P.

Vice-President's Report

Prem passed out a memo but was not reviewed at the meeting.

Secretary's Report – NONE.

Treasurer's Report – Verbal.

Joann spoke about the 2016 audit that is underway. She also spoke about the 2017 proposed budget.

5. ELECTION OF DIRECTORS

***Nominations on the floor**

- a. Kent nominated Jill Acda
Seconded by: Concepcion
- b. Joann Del Carmen nominated Laura Dacanay
Seconded by: Suzanne Perez
- c. Prem Singh nominated Tyler Mesubed
Seconded by: Jill Acda
- d. Ted nominated Prem Singh
Seconded by: Promila Singh
- e. Laura Dacanay nominated Suzanne Perez
Seconded by: Fred Aguon
- f. Suzanne Perez nominated Joann Del Carmen
Seconded by: Laura Dacanay
- g. Jill Acda nominated Concepcion
Seconded by: Laura Dacanay

RELATIVE TO CLOSING NOMINATIONS

Motion: Maria Miller made the motion to close the nominations for the election of officers.

Seconded by: Prem

Those voting in favor: Unanimous

6. UNFINISHED BUSINESS

- o Maria Miller recommended homeowners to let Rudy or Fred know if there are excessive amounts of people living in a unit.
- o Kent suggested to increase the wattage of the tennis court lights and to put a timer. He reported two light bulbs were dead. He recommended changing the bulbs and ballast.

RELATIVE TO UPGRADING THE TENNIS COURT LIGHTS & BASKETBALL COURT

Motion: Kent made a motion to upgrade the tennis court lights, add a dimmer, replace the basketball backboard and repaint the lines for \$30,000.

Seconded by: Jill Acda

Vote: Unanimous

- Roberta thanked the Board for the LED Lights and commended the guards for keeping an eye on her as she exercises in the early morning.
- Jill recommended that the basketball and tennis courts be a No Smoking zone.
- Homeowners asked for warning signs on the property for no-decal towing.

7. NEW BUSINESS

- **2017 BUDGET** – Homeowners reviewed the proposed budget and discussed the following:
 - CCTV – budget \$2000 for repairs
 - Tipping fee – budget accordingly
 - Fire Alarm Panel – Line #68 was discussed. Roberta had a question on this line item.
 - Parking decal – Line #86 \$2200. Kent asked to separate income and expenses.
 - Plants – Roberta questioned the line item for plants. She also asked that the cigarette butts be cleaned on the 2nd floor of her stairwell.
 - Other topics discussed before voting on the budget: Change G4S sign at main gate to reflect their new phone number and kids throwing rocks against the wall in the D Bldg. Roberta asked the loose rocks around the stairwells be removed. Promila asked that C21 send a letter to the homeowners to inform their children and/or tenants to stop throwing rocks.

MOTION TO APPROVE THE 2017 BUDGET

MOTION: Roberta made a motion to approve the 2017 budget

SECONDED BY: Concepcion

Those voting in favor: Unanimous

READING OF ELECTION RESULTS:

Laura: 14.13%
 Prem: 12.353%
 Suzanne: 10.251%
 Joann: 8.825%
 Jill: 5.689%
 Tyler: 4.337%
 Concepcion: 1.535%

*1 ballot was not turned in as per D&T.

*Jill could not be a board member because she is not the unit owner on record. Tyler was the next in line.

MOTION TO ADJOURN

MOTION: Joann made the motion to adjourn the meeting.

SECONDED BY: Kent

Those voting in favor: Unanimous

*Meeting adjourned at 11:44 a.m.

Signed:

Laura Dacanay, 2016-2017 President 

Suzanne Perez, 2017-2018 Secretary 

Date Approved: 3/31/18 