

Minutes of the Villa Rosario Homeowners Association
ANNUAL HOMEOWNERS' MEETING
March 31, 2018 – 9:30 a.m.
Pool Area

1. CALL TO ORDER

The meeting was called to order at 9:50 a.m. after a quorum of 45.485% was established.

Roll Call/Attendance:

Board Members: Laura Dacanay, Suzanne Perez, Tyler Mesubed

Absent: Joann Del Carmen

Non Board members: Fred Aguon, Jr. (Joann Del Carmen's proxy holder), C21 Property Manager & Rudy Perez, VR Resident Manager

2. PROOF OF NOTICE OF MEETING

The Annual Homeowners' meeting announcement was mailed to all homeowners on March 14, 2018.

3. APPROVAL OF MINUTES OF PRECEDING MEETING

RELATIVE TO THE APPROVAL OF THE MARCH 25, 2017 ANNUAL MTG. MINUTES

Motion: Jill Acda made the motion to approve the minutes as written.

Seconded by: Fred Aguon

Vote: Motion Carries by majority vote.

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 the Board will look into purchasing some plants for the buildings. Some of the Ixora flowers that were planted last year died.
2. Grounds – Laura informed homeowners that the Board hired the same company that currently maintains the grounds to take over the Grounds Keeper duties. The board has had issues retaining Grounds Keepers because of the pay and hours. The company will be on the property 4 hours a day – 7 days a week. It costs more but if one person is out sick there will always be a replacement. Homeowners requested that the Groundskeepers wear a uniform to be more visible.
3. Paint Issues – Las Palmas Phase III had ordered too much paint for their last painting project. Villa Rosario has an opportunity to purchase the paint at a discounted price. Laura said Fred will look into where we can store the paint until we can paint the buildings and if it'll be good for the next year. She mentioned that the paint would cost roughly \$39,750 and that we received two quotes for the labor and they range from \$160K - \$170K. She mentioned that we may look at raising the common area fees since they have not increased since 1989. She also mentioned that a special assessment may need to take place to pay for the labor cost. She assured homeowners that the Board will keep them updated.
4. Tenant Issues – There have been three riots on the property in the past several months. Laura stressed the importance of being responsible Landlords and informing tenants of our rules. She mentioned that fines have been imposed on the homeowners of the units that were involved in the riots.

5. Pool Upgrades – The pool was re-grouted last year and the restroom was upgraded. Laura reported that for now we do not need to upgrade the pool area any further and that the money can be applied elsewhere. The previous Pool Contractor AMI, was changed out to Tropical Pools. The current pool and basketball court key will be changed out in April. Fred will send a letter to all Homeowners. The Key replacement cost will also increase due to the fact that pool keys are not being returned back to the Landlords, or at Escrow leaving new homeowners to pay for keys. She explained that the increased fee would encourage them to collect the keys when a tenant moves out OR when a unit is sold. Laura also explained that because of the fights in the pool area, alcohol and glass containers will no longer be allowed in the pool or playground areas. For clarification, when the pool is reserved for parties, the cabana area is reserved not the pool. Others can still enter and use the facility.
6. New Car Decals – New decals will be available at the Century 21 Office. Fred asked homeowners to place them under the tint so it can be visible to the Security Guards and Towing companies. Fred said he is working with a towing company to visit the property 24-hours a day to spot check parking decals. Laura mentioned that there is proper signage around the facility indicating where the guest parking is and that all cars parked must have a decal.
 - Homeowner Annie asked if 2 stalls can be assigned per unit. Laura explained that there is not enough parking stalls to do that.
 - Mrs. Prieta mentioned that cars park outside of the fence at the A bldg. blocking the entrance. Fred said he would place something there to block off the area.
 - A homeowner asked if contractors can park closer to their units for A/C repair, plumbing, etc. Fred said that is not a problem. They just have to place a sign on their dashboard or window indicating the unit number they are working on.
7. Playground Equipment – Laura said that we have a quote from a contractor to dismantle and dispose of the current playground structure. She proposed placing a volley ball court in replacement of the playground equipment. Homeowners asked that additional play sets for small children be purchased. Laura said the Board would like to put in a slide for older children as well.
8. Roof Leaks – Fred brought up this issue. He asked homeowners to help mitigate leaks by informing their neighbor above that there is water coming down from their unit most especially if it's late at night and there's nothing Fred can do for them at that time. The leak would then be taken care of the following day.
9. Pigeons – Pestex was hired to exterminate the pigeons. Fred reported that 15 birds have been disposed of so far.
10. Stray Dogs – There have been stray dogs on the property lately. Laura mentioned that the past Groundskeeper was able to catch two. There is one black dog that remains on the property near the D Bldg. Fred asked homeowners to inform their neighbors not to feed stray dogs and cats.
11. Pets - Homeowners questioned why there are some unit owners who have dogs. Laura explained that there are a few service dogs on the property. The owners have submitted their certificates to the Board. One unit owner asked if the Board can explore the pet policy to allow pets on the property. Laura said the Board will come up with a policy for homeowner's review.
12. Roof Top Access – Laura informed homeowners that the new Grounds company will install combination locks on the roof top ladders. When access is needed, the company will provide the combination code. It is up to the homeowners to ensure that their contractors are cleaning up after they are done installing /repairing their A/C's.

13. Tennis Court – Ken Dixon asked if he could play tennis at 6AM. Everyone was in agreement.

14. Basketball Court – Mrs. Prieta asked how many people can play on the court. Rudy informed everyone that each resident is allowed up to five guests not including household members. The pool is two additional guests not including household members.

Vice-President’s Report

None. Vice President

Secretary’s Report – NONE.

Treasurer’s Report – NONE..

5. ELECTION OF DIRECTORS

*Nominations on the floor

- a. Suzanne nominated Laura Dacanay
Seconded by: Fred

- b. Bill Del Mundo nominated Terry Cuabo
Seconded by: Laura

- c. Fred nominated Joann Del Carmen
Seconded by: Laura

- d. Laura nominated Suzanne
Seconded by: Fred

- e. Fred nominated Tyler
Seconded by: Laura
*Tyler Declined

- f. Jill nominated Ed Tucker
Seconded by: Laura

RELATIVE TO CLOSING NOMINATIONS

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

Seconded by: Jill

Those voting in favor: Majority Vote

RELATIVE TO THE NOMINATIONS OF DIRECTORS

Motion: Clyde Lemons made the motion to have the five people nominated be constituted as the Board.

Seconded by: Jill

Vote: Unanimous

*There were 5 nominations and 5 Board positions so the homeowners voted to forego the voting process.

6. UNFINISHED BUSINESS

- o None

7. NEW BUSINESS

- **2018 BUDGET** – Homeowners reviewed the proposed budget and discussed the following:
- Property Insurance – the actual amount was more than what was budgeted. Laura explained that the payments are on a 10-month plan so one installment was carried over into 2017 causing the increase.
- Ground Maintenance – increased because of the extra guys that were hired to help paint and waterblast. The budget will increase with the new Grounds company taking over.
- Additional security guard – A guard was added from 6P-9P to deter non-residents from using the pool or courts. Homeowners asked if the additional guard can come in every other day for a period of three months to see if the situation improves with the non-residents. If it doesn't then we can go back to having the additional guard on the property 7 days a week. This will help save money.
- Roof Cleaning – scheduled for May at \$1,500.
- Pool Coping project \$65K – Laura asked homeowners for flexibility here since the pool does not need additional repairs at this time. This money can be used to purchase the paint for the buildings.
- Playground – Money was set aside to dismantle the current play structure and to turn it into a volleyball court. Additional play sets for toddlers and a slide for older children will be added.
- Terry Cuabo – asked to include a line item for additional CCTVs from the savings we will receive by cutting back on security.

MOTION TO APPROVE THE 2018 BUDGET

MOTION: Terry made a motion to approve the 2018 budget as long as there's room for some flexibility.

SECONDED BY: Jill

Those voting in favor: Majority Vote

8. MOTION TO ADJOURN

MOTION: Fred made the motion to adjourn the meeting.

SECONDED BY: Suzanne

Those voting in favor: Unanimous

*Meeting adjourned at 11:38 a.m.

Signed:

Laura Dacanay, 2017-2018 President _____

Suzanne Perez, 2017-2018 Secretary _____

Date Approved: _____