

**Minutes of the Villa Rosario Homeowners Association**  
**ANNUAL HOMEOWNERS' MEETING**  
**March 30, 2019 – 9:30 a.m.**  
**Pool Area**

**1. CALL TO ORDER**

The meeting was called to order at 10:09 a.m. after a quorum of 46.532% was established.

**Roll Call/Attendance**

**Board Members:** Laura Dacanay, Suzanne Perez, Terry Cuabo, Joann Del Carmen

**Absent:** Ed Tucker

**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 mailed to all homeowners on March 13, 2019 and there was an ad in the Guam Daily Post.

**3. APPROVAL OF MINUTES OF PRECEDING MEETING**

**RELATIVE TO THE APPROVAL OF THE MARCH 31, 2018 ANNUAL MTG. MINUTES**

Motion: Don Clark made the motion to approve the minutes as written.

Seconded by: Clyde Lemons

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. The quorum is 30% and there was 28.5% signed in when she began her report. Joann Del Carmen was on her way to the meeting. She owns 16 units so once she checks in a quorum will be met. (Note: quorum met at 10:09AM)

1. **Guard service** – New Guard Services provided by Denanche Security. G4S was replaced last November. Guard hours are 6PM – 5AM. They are still on probation until May.
2. **Grounds** – The same company provides the landscaping and grounds services.
3. **Landlord – Tenant relations** - Laura asked all homeowners to enforce the house rules with their tenants. She informed the homeowners that the new house rules with higher fines will be mailed and posted on site shortly after the annual meeting. She also reported that the Board pushed for a few evictions in the last year.
4. **House Rules / Pet Policy** – these were included in the packet. Roberta Abaday asked that the revised house rules be posted by the laundry area and corrected on the Villa Rosario website. Homeowners tabled the approval of the pet policy. Laura said the pet policy will be mailed to all homeowners for review and approval by majority vote.

5. **Parking Decals** – Fred said that enforcement will begin on April 15<sup>th</sup>. There will be no warnings. All homeowners/residents have to pick up the new parking decals starting April 1<sup>st</sup>.
6. **Paint** – VRHA purchased paint from PGD Palmas III last year for \$36,000. She mentioned the Painting proposal from Liang Construction for \$126K. This will include the fire lanes, hand rails, parking lines and deck. VRHA will only have to purchase the deck paint.
7. **Playground** – this was replaced with a volleyball court.
8. **LED Lights** were installed throughout the common areas. There are a couple of areas that still need to be replaced.
9. **Installation of additional cameras** – Fred explained the proposed camera placements.
  - a. Rose Tribaudini, homeowner, asked why we needed more cameras. Laura and Fred explained the issues with loitering, fighting, and shutting off power meters. The cameras will be more of a deterrent. Roberta Abaday also spoke of the issues going on with tenants and their guests.
  - b. Resident Manager Position - Hermie Queja, homeowner, brought up the on-site Resident Manager position. He claimed that he didn't see the current Resident Manager on the property as often as he would like and said that people are loitering in the parking lot. Other homeowners expressed their concerns. Jill asked for the job descriptions of the Property Manager and Resident Manager. She asked that a log be created to show what the RM and PM do for more accountability. Rudy Perez, current Resident Manager, submitted his verbal resignation to Fred Aguon at the meeting. Tyler Mesubed said he wanted the job. Tyler starts as the Resident Manager on May 1<sup>st</sup>.
10. **Security Issues** – Mrs. Prieta, homeowner, expressed her frustration over the guard service and how they switch out guards regularly. No consistency. Laura mentioned that a proposal to build a guard shack was included in the packet for discussion. Another issue brought up was the fact that the guard(s) are seen talking to tenants and not doing anything to stop the bad behavior/house rule violations. Joann Del Carmen spoke up and said that the only way to solve the problem is to raise the Common Area to be able to hire a second guard during set hours of the day and to install more cameras. Fred mentioned setting up a community watch with the Dededo Mayor, GPD, and VR Homeowners. This prompted those present to form a security committee.

#### **RELATIVE TO APPOINTING A SECURITY COMMITTEE**

Motion: Jill made the motion to form a security committee comprised of Homeowners who reside on the property to make recommendations to the Board.

Seconded by: Don Clark

Vote: Motion Carries by majority vote

\*There will be one Homeowner representative from each Building. (A,B,C&D)

11. **Pool Issue** – Mr. Davis suggested to install steps in the pool the next time it undergoes renovation. Some people have a hard time climbing the ladder.

**Vice-President's Report - NONE.**

**Secretary's Report – NONE.**

**Treasurer's Report – NONE.**

**5. ELECTION OF DIRECTORS**

\*Nominations on the floor

- a. Joann Del Carmen nominated Laura Dacanay  
Seconded by: Kent Hseih  
\*Laura Accepted
  
- b. Joann Del Carmen nominated Suzanne Perez  
Seconded by: Laura  
\*Suzanne Declined
  
- c. Jill Acda nominated Rudy Perez  
\*Rudy Declined
  
- d. Terry Cuabo nominated Tyler Mesubed  
\*Tyler Declined
  
- e. Laura Dacanay nominated Joann Del Carmen  
Seconded by: Suzanne  
\*Joann Accepted
  
- f. Jill Acda nominated Zachary Taimanglo  
Seconded by: Tyler  
\*Zachary accepted
  
- g. Joann Del Carmen nominated Clyde Lemons  
\*Clyde declined
  
- h. Jan Guerrero filled out a self-nomination form
  
- i. Joann Del Carmen nominated Terry Cuabo  
Seconded by: Kent Hseih  
\*Terry initially declined then accepted

**RELATIVE TO CLOSING NOMINATIONS**

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

Seconded by: Joann

Those voting in favor: Majority Vote

**RELATIVE TO THE NOMINATIONS OF DIRECTORS**

Motion: Roberta Abaday made the motion to have the five people nominated be constituted as the Board.

Seconded by: Kent Hseih

Vote: Unanimous

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

The 2019-2020 VRHA Board of Directors are: Laura Dacanay, Joann Del Carmen, Terry Cuabo, Jan Guerrero and Zachary Taimanglo.

**6. UNFINISHED BUSINESS**

- o None

**7. NEW BUSINESS**

- **2019 BUDGET** – Laura explained the increases in the budget:
- **Century 21 Management Fee** – increased by \$200.00. They haven't had an increase since 2010.
- **Pool contract** - \$7,200.00. This new contract provides for 3 cleanings per week.
- **Security** - increased due to the additional guard from 6P-9P.
- **Tipping Fees** – increased by 10%
- **Audits** – budgeted for 2018 & 2019

**MOTION TO APPROVE THE 2019 BUDGET**

MOTION: Roberta Abaday made a motion to approve the 2019 budget.

SECONDED BY: Don Clark

Those voting in favor: Majority Vote

- **Special Assessment Options to paint the building:** Homeowners selected Option B: \$200,000. Laura said there will be a 25% discount if paid upfront. Fred to mail out the letters with the assessment amounts per unit type within a week.

**MOTION TO APPROVE THE SPECIAL ASSESSMENT OPTION**

MOTION: Roberta Abaday made a motion to approve Option B (\$200,000) assessment with a 25% discount if paid up front.

SECONDED BY: Don Clark

Those voting in favor: Majority Vote

**8. MOTION TO ADJOURN**

MOTION: Mrs. Pietra made the motion to adjourn the meeting.

SECONDED BY: Terry

Those voting in favor: Unanimous

\*Meeting adjourned at 11:37 a.m.

**Signed:**

**Laura Dacanay, 2018-2019 President** \_\_\_\_\_

**Suzanne Perez, 2018-2019 Secretary** \_\_\_\_\_

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