

**VILLA ROSARIO CONDOMINIUM
Annual Homeowners Meeting
Saturday, March 29, 2025**

* **This Annual Meeting of the Villa Rosario Homeowners Association was called to order at 9:52 a.m.**

Roll Call: Board President L. Dacanay declared an established quorum of more than 51% of the homeowners in person or by proxy.

Proof of Notice of Meeting: The Agent presented notification letters and proxy forms sent to all homeowners as proof of notification.

Reading of Minutes of Preceding Meeting: The Homeowners reviewed the meeting minutes of March 30, 2024, annual meeting. A motion was made, seconded, and carried to approve the minutes.

Officer's Reports: Board President L. Dacanay reported on the key cards and noted that the key entry will no longer be used. She stated that the key cards will not be activated if there is an outstanding balance on their fees. She noted that the RM would be disturbing the cards today.

She also reported that the new cameras would be installed soon.

She reported on the typhoon repairs and gave an update on the status. She noted that the gate for the garbage area was not part of the typhoon repairs but presented the cost, and noted it is about a little over \$5k and was not budgeted. A Homeowner questioned what the purpose of the gate was. Agt stated they have been receiving calls from several residents reporting the outsiders and tenants disposing of non-house garbage in the garbage bin area (construction, furniture, etc.).

Mrs. Dacanay reported on the ongoing issue with the sewer backup and noted it is impossible to determine who is causing the sewage to back up. Agt stated that the plumbers found heavy grease. A Homeowner asked how often the sewer line is being cleared. Agt stated it was done last year and noted the clog is in-between floors. After some discussion, the homeowners agreed to have common area lines cleaned twice a year.

She reported on the insurance renewal and the increase in the premium amount. She noted the HOA is underinsured, and the board

did get the cost to have the buildings appraised, but the cost was too high, and noted the board was looking into getting a broker's price opinion as it would be less than getting an appraiser. She stated that the construction cost was about \$100 per square foot several years ago. She noted that the construction cost was about \$300 per square foot. After some discussion, Mrs. Dacanay stated that the HOA paid about \$20k for the insurance policy coverage last year, and now the cost is over \$200k.

She reported on the ongoing issue with rodents. Agt reported he has been working with a pest company, and they noted the rodents are in the air conditioning shaft. He stated that there are a couple of unit owners who have sealed off their aircon shafts to prevent the rodents from entering their units. He stated that this is still ongoing and the Agt is working with a general contractor to resolve this issue.

Agt reported on pigeon concerns and noted he is working with the Dededo Mayor's office to assist in eradicating the pigeons. A homeowner asked about roaches' issues He had a neighbor who had moved out, and their landlord did not inspect their unit, and roaches were coming out of their unit and crawling into his unit. He asked if the owner or agents could do a checklist before the tenants move out.

Report of Committees: None

Election of Inspector of Election: WHO) was elected to inspect the election.

Election of Directors: The floor was open for nominations. The following homeowners were nominated and seconded:

Cameron Geiger
Laura Dacanay
Joann Delcarmen
Annmarie Muna
Jian Lu

A motion was made, seconded, and carried to close nominations.

Directors for 2025:

Cameron Geiger
Laura Dacanay
Joann Delcarmen

Annmarie Muna
Jian Lu

Unfinished Business: There was no new business discussed.

New Business:

1. Vehicles blocking Entrance to complex - A homeowner asked what the board plans to correct this issue about the residents' parking near the entrance to the complex and noted it's difficult to exit the building without getting into an accident. It was suggested that parking bollards be installed at the entrances to prevent residents from blocking the entrances. Agt is to get quotes for the next board meeting.
2. Pool Deck Repair - A homeowner questioned when the pool deck would be repaired. Board members noted that the board would look into just removing the damaged areas and repairing them with cement. The Agt noted he will get quotes for the board review.
3. Extra Mailboxes - A homeowner noted that GMF has extra parcel mailboxes and suggested that the board look into purchasing more as there are currently 4 parcel boxes. This will be addressed at the board meeting.
4. Smoking Signs for Stairwells - A Homeowner requested no smoking signs be placed on the stairwell as residents are smoking there and the smells go in to her unit. After some discussion the board will revise the house rules and will post no smoking signs.
5. Satellite Antenna - A Homeowner requested to have a satellite antenna installed on the exterior of the building or roof. Agt noted that the antenna are small and there are 141 units the complex will have so much antennas throughout the complex. He noted the board had denied several owner request as it will bring down the value of the buildings.

* **The meeting was adjourned by motion at 11:09 a.m.**