

**Minutes of the Villa Rosario Homeowners Association  
ANNUAL HOMEOWNERS' MEETING  
March 24, 2021 – 09:30AM  
Basketball court area**

**1. CALL TO ORDER**

The meeting was called at 10:04am, after a quorum of 33% was established.

**Roll Call/Attendance**

**Board members:** Laura Dacanay, Zachary Taimanglo, Jan Guerrero, Terry Cuabo

**Absent:** Joann Del Carmen

**Non-Board members:** Fred Aguon, Jr. C21 Property Manager and Tyler Mesubed, VR Resident Manager

**2. PROOF OF NOTICE OF MEETING**

The Annual Homeowner's meeting announcement was mailed to all homeowner on March 3, 2021.

**3. APPROVAL OF MINUTES OF PRECEEDING MEETING**

**RELATIVE TO THE APPROVAL OF THE MARCH 30, 2019 ANNUAL MEETING MINUTES**

Motion: Laura Dacanay made the motion to approve the minutes as written.

Seconded by: Tyler Mesubed

Vote: Motion carries by majority vote

**4. REPORT OF OFFICERS**

President's Report – Zachary Taimanglo presented his report. His report was an open forum to discuss issues. There was a quorum of 33% established and validated by Deloitte upon the start of his status updated. Points of discussion are as follows:

- a. Zac discussed the lack of hold the Annual Homeowners meeting in 2020 due to COVID restrictions. He mentioned there were no new operational changes or projects implemented that were not previously approved by the VHRA board. Only standardized and regular operational expenditures were made during the calendar year 2020. The VRHOA board only implemented and continued projects that were previously approved in 2019 such as the painting project.
- b. Zac reported that the financial audits were previously conducted annually but as a cost-savings measure the board switched to conduct audits every two years starting with the 2018-2019 audit.



- c. Guard services costs changed and slightly increased due to the raise in minimum wage costs.
- d. Ground keeping – HOA changed the vendor on numerous occasions due to the vendors not meeting standards.
- e. Closure of recreational facilities – Zac raised the issue on why VR recreational facilities have yet to be opened, bringing up the issues of potential liabilities assessed the VRHOA from fines from Public Health. In addition the issue of compliance with current safety requirements such as temperature checks and mandatory sanitization requirements which would translate into additional costs assessed to VRHOA. Zac mentioned that an official inquiry was made to public health but we have yet to receive official response or guidance from that office.
- f. Issues regarding pigeons – Homeowners inquired about the status of the pigeons and the possibility of continuing efforts to eradicate them. Zac mentioned that US Department of Agriculture was previously hired. An initial action by USDA was to set pigeon traps but people were releasing the pigeons, They proceeded with shooting the birds. Approximately \$3000 was spent on this operation. Kent Hsieh recommended to purchase ultrasound speaker system to deter pigeons instead of shooting them. It was discussed that this would be an initiative that the new board will have to entertain and possibly approve.
- g. Equipment needed for maintenance – Tyler Mesubed recommended that the VRHOA purchase scaffolding to be used for periodic waterblasting throughout the facilities. He said it was extremely difficult to properly waterblast the 2<sup>nd</sup> and 3<sup>rd</sup> floor. It was mentioned that this request is a budgeting issue that can be addressed by the new board.
- h. Pool issues – Shirley Wanket inquired about the installation of steps for the pool and to fix the pool cracks. She was advised to make the recommendation when the budget is discussed or bring it up to the new board when they are selected.
- i. Large post office box receptacles – A homeowner inquired about the possibility of getting large post office boxes for packages delivered by the post office. New board will inquire with USPS if possible and what are corresponding costs.
- j. Fines and violations – Terry Cuabo mentioned the issues regarding house violations and fines. It was recommended that homeowners properly screen their tenants to ensure they know and comply with the VR house rules.
- k. Pet policy – B68 asked if the pet policy changed. Zac reported there is no change to pet policy and the only ones allowed to have pets are if they meet the requirement as service animals and must be registered with C21.
- l. Parking decals – Issue brought up regarding the enforcement of decals moving forward. Board did not enforce the requirement for new decals due to COVID restriction but board will enforce this year.



**5. VICE-PRESIDENT'S REPORT – NONE**

**6. ELECTION OF DIRECTORS  
NOMINATIONS ON THE FLOOR**

- a. Kevin Amery – self nominated (not present)
- b. Terry Cuabo nominated Zachary Taimanglo. Zachary declined
- c. Maribel Cuabo nominated Jan Guerrero – Jan Guerrero declined
- d. Jan Guerrero nominated Bumjin Park – Bumjin Park declined
- e. Laura Dacanay nominated Joann Del Carmen. Seconded by Fred Aguon
- f. Ken Hsieh nominated Tyler Mesubed – Tyler Mesubed declined
- g. Tyler Mesubed nominated Joel Ollet – Seconded by Terry Cuabo
- h. Laura Dacanay nominated Shirley Wanket - Seconded by Jan Guerrero
- i. Fred Aguon nominated Jan Guerrero – Seconded by Terry Cuabo
- j. Jan Guerrero nominated Laura Dacanay – Seconded by Fred Aguon

Resulting 5 candidates prior to vote:

1. Shirley Wanket
2. Joel Ollet
3. Joann Del Carmen
4. Laura Dacanay
5. Jan Guerrero

Motion: Fred Aguon make the motion to close nomination for the election of officers and to vote all nominees in.

Seconded by: Tyler Mesubed

Vote: Motion carries by majority vote

- Motion to approve May 17, 2019 board meeting minutes subject to corrections was made by Terry Cuabo and seconded by Laura Dacanay. Unanimous approval by all board members.
- Motion to approve Election of Officers portion of the May 17, 2019 board meeting minutes subject to correction and addition of missing information. Motion made by Joann Del Carmen and seconded by Laura Dacany. Motion approved by all board members.

**7. NEW BUSINESS**

**a. APPROVAL OF 2021 BUDGET**

Motion: Kent Hsieh motioned to approve 2021 budget

Seconded by: Jan Guerrero

Vote: Motion carries by majority vote

**8. MOTION TO ADJOURN**

Motion: Jan Guerrero motioned to adjourn HOA meeting

Seconded by: Terry Cuabo

Vote: Motion carries by majority vote

Meeting adjourned at 11:34am

Prepared by:

Approved by:

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TERRY CUABO – Board Secretary

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ZAC TAIMANGLO – Board President

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