

THE VILLAS OF VICTOR MEADOW HOMEOWNERS ASSOCIATION
3rd Annual Member Meeting
September 28, 2022

The 3rd annual meeting of homeowners was held on September 28, 2022 at the Rice Creek Maintenance Facility in Hugo in accordance with SECTION 4 of the By-Laws of the Association. The meeting followed the Guidelines established by the City For Covid-19. Board members in attendance were PJ Nadeau, Rick Pratt, Dick Pickhartz, and Ed McCormick. Dale Maristuen, M&H Property Management was also in attendance. Members attending in person and by proxy registered prior to the meeting being called to order. Members received several handouts for the meeting which included a financial report as of August 31, 2022, insurance information and a homeowner directory.

PROOF OF NOTICE OF ANNUAL MEETING:

Dale referred the members to the Notice of the Third Annual meeting that was sent out to all homeowners of records on September 3, 2022. This Notice included the Agenda for the 3rd Annual Meeting, a Proxy Form, minutes of the 2021 Annual meeting, and a Nomination Form.

ROLL CALL AND ESTABLISHMENT OF QUORUM:

The members signed in on the registration sheet along with members that registered by submitting their proxy. A quorum was present for the meeting.

APPROVAL OF THE PREVIOUS MEETING MINUTES: Dale confirmed that the homeowners received the minutes of the 2021 Annual meeting and a motion was made by Rick Pratt to approve the minutes. It was seconded by Ed McCormick and was unanimously approved.

ANNUAL REPORT AND FINANCIAL REVIEW:

Dale reviewed the financial report with financial statements for the period ending August 31, 2022.

The Association has two financial objectives;

1. To fund operations – the activities of conducting the business of the Association and the routine maintenance of building and grounds.
2. To fund adequate reserves for future replacement and major repairs.

The Association's checking account balance at Huntington is \$20,685.77. The Association has four CD's at the Great Southern Bank and a Money Market savings account with a combined balance of \$82,035.00. The interest rates on the CD's range from .42% to .44%. The Replacement Reserve account balance as of the end of August is at \$94,505.00. A motion was made by Rick Pratt to accept the financial report. The motion was seconded by PJ Nadeau and carried.

NOMINATIONS AND ELECTION OF BOARD MEMBERS

Dale explained that the two-year terms for Rick Pratt & Dick Pickhartz and PJ Nadeau will expire at this annual meeting on September 28th. PJ will not be running again. Rick

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and Dick have agreed to run in the election for another 2 years. A nomination was received from Phil O'Neill for the open board position. PJ requested if there were any additional nominations from the floor, none were received. A motion was made by Dick Pickhartz to close the nominations. This motion was seconded by Ed McCormick and carried. Lee Holden made a motion to elect Rick, Dick, and Phil by acclamation. It was seconded by Phil O'Neil and unanimously approved.

UNFINISHED BUSINESS:

Declarant's Punch List to Complete Development

Rick Pratt provided an update;

On the plus side - drainage issues between homes on 159th have been corrected, cement suburbs have been fixed or replaced, the 2nd lift on the street has been installed, the pergola and concrete slab with landscaping now graces Outlot A.

On the minus side - the mounds of dirt in the back yards of some of the homeowners needs to be leveled out in order to provide drainage, the concrete debris in Outlot A needs to be removed, along with the removal of the silt fence including any stakes.

Dick Pickhartz shared with the group that the ongoing dialog he has with the representatives from the City of Hugo is quite challenging. At this point in time, they feel that Rick Kettler has done well with completing the punch list and there is no urgency to complete the remaining items.

Villas of Victor Meadow Declaration

As previously discussed, there are two declarations for our community, one dated CY 2016 the CY 2018. Simply the 2016 document does not include the replacement of windows whereas it was added to the 2018 document. Over the past year we've researched what needs to be done to remove the "windows" included statement from the 2018 document, which included one of the board members drafting an amendment. At this point in time the board will look into having an attorney handle this for us.

Villas of Victor Meadow Website & Email.

A website is available at - <https://www.villasofvictormeadowhoa.org/>

Email address for HOA board members is - victormeadowhoa@gmail.com

NEW BUSINESS:

Dale noted that the maintenance of the shrubs was confusing with the approach that Rich Kettler took in planting them around the homes. His budget involved planting 16 shrubs. This usually involved plantings in the front and back of the units and then the remaining shrubs could have been planted on one side of the unit only. In some cases, homeowners have planted shrubs as well. The problem for the Association is knowing which shrubs are their responsibility to trim and replace if the shrub dies. Following some discussion, it was left up to the Board to come up with a plan.

HOMEOWNERS INPUT:

Items discussed:

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Trees on Elmcrest – PJ explained the work that was done to remove the dead trees along Elmcrest and that any future work would most likely be addressed in the spring of 2023. Dead trees in homeowners' yards will also be addressed in the spring of 2023.

Maintenance of Lawns – Issues about damage to lawns and rocks will be addressed with Alex's Lawns. This may need to address the use of smaller mowers for some areas and also issues with the amount of water put on grass in some areas.

Rusted Out Furnace: Scott Mohr noted that his furnace was installed improperly and resulted in parts of the furnace rusting. This was a warranty issue from the mechanical company and repaired at no cost to the homeowner. Scott wondered if anyone else had a similar problem.

ADJOURNMENT:

PJ made a motion with a second from Bob Leitz to adjourn the meeting at 7:50 P.M.