

MINUTES
SPECIAL GENERAL SESSION
BOARD OF DIRECTORS MEETING
VILLAGE TOWNHOMES, INC.
A California Nonprofit Corporation

FEBRUARY 5, 2018

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted at the community bulletin board at the clubhouse at least four (4) days prior to the General Session of the Board of Directors of Village Townhomes, Inc. held on the above date at the Association's clubhouse in Huntington Beach, California.

Roll Call

A quorum of the Board (Five Directors per Bylaws) was established with the following Directors in attendance:

Directors Present: Mary Mulloy, President
 Jacob Calkins, Vice President
 Mark Stone, Secretary
 Eric Sheets, Treasurer
 Amber Faulkner, Assistant Treasurer / Member at Large

Directors Absent: None

Others Present: Brenda Cooney, CCAM[®], Optimum Professional Property Management, Inc. (ACMF[®])

Executive Session Disclosure

In accordance with Civil Code §4935(e), notification is hereby provided of an Executive Session of the Board of Directors held prior to this meeting on January 24, 2018 from 6:00 p.m. to 7:00 p.m. for the following:

- Delinquencies: A/R Aging Report 12/31/17, status reports from Beaumont, review of account balances
- Hearings-(3): Property maintenance, large item dumping, Screen door, Screen
- Minutes: Executive Session 11/29/17

Call to Order General Session

President and Presiding Chair, Mary Mulloy, called the SPECIAL General Session of the Board of Directors to order at 6:00 p.m.

Homeowner's Forum

In accordance with State Statute the homeowners present were given an opportunity to address the Board of Directors and were informed of the three (3) minute guideline. The following items were presented.

- Questions about security - Had to terminate patrol company with no current plans to replace. Cameras are still not a viable option yet due to lack of quality for budget available. Homeowners can install personal doorbell cameras (front and back doors) with architectural application approval.
- Funds are being re-distributed to other projects needed to maintain and update the community
- Parking lot is being monitored by private vendor multiple times a day at various times

Reallocation of Reserves

A motion was made, seconded and unanimously carried to APPROVE the recommendation from Management to reallocate the concrete replacement from GL #3125 (Paved Surfaces) clubhouse doors to GL #3300 (Contingency).

Fence Menders Proposal - Pool Fence Replacement

A motion was made, seconded and unanimously carried to APPROVE the revised proposal from Fence Menders dated 10/27/16 to replace the pool fence for \$51,042.70 to be paid from Reserves GL #3135 (Fencing & Gates).

Cal Landscape Proposal – Remove of Trees and Stump Grind Plant Material at Pool Fence

A motion was made, seconded and unanimously carried to APPROVE the revised proposal from Cal Landscape dated 01/30/18 to remove the trees and stump grind the plant material around the pool fence for \$4,200.00 to be paid from Reserves GL #3181 (Tree Removal).

Carport Signage

The Board reviewed the parking in carport and requested discussing specific verbiage at next meeting. Using template from the Continentals will confirm civil code requiring tow company name and number required to be included on the sign.

Annual Membership Meeting & Election Tabulated Results

The tabulated results of the Reconvened Annual Membership Meeting & Election held on February 5, 2018 to elect five (5) directors as follows: Two (2) with highest votes for two (2) year term expiring 2020 and three (3) with next highest votes for a one (1) year term expiring 2019 Bylaw Amendment passed by the Membership on 06/28/17 as Certified by the Inspector(s) of Election are as follows:

Jacob Calkins (incumbent)	77 Votes	ELECTED – 2 Year Term Expires 2020
Jana Johnson	54 Votes	
Mary Mulloy (incumbent)	74 Votes	ELECTED – 2 Year Term Expires 2020
Eric Sheets (incumbent)	69 Votes	ELECTED – 1 Year Term Expires 2019
Amber Faulkner (new)	56 Votes	ELECTED – 1 Year Term Expires 2019
Mark Stone (incumbent)	55 Votes	ELECTED – 1 Year Term Expires 2019
Scott Shug	12 Votes	

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly except no meeting is held in December. The Annual Membership Meeting and Election is held in February.

Adjourn General Session

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded and unanimously carried to ADJOURN at 7:20 p.m.

SECRETARY’S CERTIFICATE

I, MARK STONE, duly Appointed and Acting Secretary of the Village Townhomes, Inc., do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date, as approved by the Board of Directors of Village Townhomes, Inc.

ATTEST:


Appointed Secretary

4/25/18
Dated