



**Village Glen Homes Homeowners Association
2024 Annual Meeting**

Wednesday, November 20, 2024 at 6:30 PM

Hilton Garden Inn

601 James Way

Pismo Beach

Please plan on joining us for our Annual Village Glen Homes Homeowners Association meeting on Wednesday, November 20th at **6:30PM** in the Mission Meeting Room of the Hilton Garden Inn. There are important decisions on the enclosed Agenda that need to be addressed and it is important to have a majority of the homeowners in attendance for both the discussion and votes.

Enclosed is the meeting Agenda as well as a proxy vote form (should you not be able to attend). As a homeowner, please make every effort to attend. If you cannot attend, please arrange for a proxy to cast your vote by completing the enclosed written proxy form. Your proxy will need to be sent to HOA Secretary, Rick Haydon at vgheadirectors@gmail.com prior to noon, November 20, 2024 or given to someone to bring to the meeting that evening.

Please keep in mind that if a quorum is not present at the meeting, we will have wasted a lot of homeowners' time and we will be required to reschedule another meeting. If you have any questions, feel free to contact any of the current board members by emailing us at vgheadirectors@gmail.com or calling us directly. The Board's contact information can be found on our website (www.villageglenhoa.com) under the Homeowners tab at the top of the page – the password to gain access to the roster is VGHOA.

In addition, the terms of office of the current board expires at the end of 2024, and there is a list of Board-elect members to be ratified by the membership. The Board-elect slate includes Board-elect President Tim Slaughterbeck, Board-elect Treasurer Sheri Hauck, Board-elect Secretary Olivia Sellards, Board-elect ARC Representative Gary Fluitt, and Board-elect Canyon Way Representative Brian Aronson.

Regards,

Board of Directors
Village Glen Homes Homeowners Association

Village Glen Homes Homeowners Association 2024 Annual Meeting Agenda
Wednesday, November 20 2024 at 6:30P.M.
Hilton Garden Inn, 601 James Way, Pismo Beach

1. Call to Order – Establish if a Quorum is Present or in Proxy
2. Welcome everyone
 - a. Introduction of Current Board Members
 - b. Self-Introductions by Homeowners
3. Welcome to New Homeowners
4. Discuss How the Discussion and Voting Part of the Meeting will be Facilitated
5. Approval of the July 11, 2024 Quarterly Board Meeting (**Board Vote**)
6. Current Year (2024) Items of Interest (**Board Vote, except or 6.f.ii**)
 - a. Financial Summary
 - b. Review of Financial Reports
 - a. Mechanic Bank Statements
 - b. Profit & Loss Statement and Balance Sheet Report
 - c. Proposed 2025 Operating Budget and Five-Year Projections
 - d. 20-Year Reserve Fund Plan
 - e. Architectural Review Committee activities
 - f. Landscape Maintenance update
 - i. Proposed Language Changes to Parkways (**Board Vote**)
 - ii. Proposed Language Changes to Section 4.D. of the CC&Rs (**Membership Vote**)
 - g. Drainage Basin/Common Landscape Areas Inspection Report
7. Expectations for 2025
 - a. No proposed dues increase in 2025 (**Board Vote**)
 - b. Proposed \$150 (per household) Special Assessment Fee to help replenish the Reserve Account in 2025 (**Board Vote**)
 - c. Continue basic common landscape with landscaper - GLM Landscape Maintenance
8. Board Matter and Election of new Board Member(s)
 - a. Introduction of the Board-elect Members
 - b. Acceptance of any other nominations to the 2025 Board
 - c. Conduct Election of Board (if needed)
 - d. Introduction of and Vote of Confidence for the Board (**Membership Vote**)
9. Open Forum to be held on non-agenda matters

Comments limited to two minutes per household and all parties are asked to be civil and adhere to professional decorum

10. Adjournment

Enclosure:
Proxy Form

**HOMEOWNER PROXY
VILLAGE GLEN HOMES
HOMEOWNERS' ASSOCIATION**

A QUORUM IS REQUIRED TO CONDUCT OFFICIAL BUSINESS. IF YOU ATTEND THE MEETING, YOU MAY VOTE IN PERSON. IF YOU DO NOT PLAN TO ATTEND, PLEASE DESIGNATE A PROXY TO VOTE FOR YOU AND PROVIDE HIM/HER WITH THIS PROXY.

The undersigned Association Member of Village Glen is entitled to vote at any special or annual meeting of the Village Glen Homes Homeowners Association.

The undersigned designates and appoints _____, as the Proxy for the Association Member.

By this designation of proxy, the Proxy may attend and represent the Association Member with the full power to vote and act for the Association Member in the same manner, to the extent and with the same effect as if the Association Member were personally present.

This designation revokes any prior designation of proxy that the Association Member may have given previously with respect to the Association Member's ownership interest in Village Glen Homes Homeowners Association.

This designation of proxy shall be effective for the Annual Meeting of the Village Glen Homes Homeowners Association to be held on November 20, 2024 and at all adjournments of such meeting.

The Proxy shall have the full power, as the Association Member's substitute, to represent the Association Member and vote on all issues and motions that are properly presented at the meetings for which this designation of proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Date of Signing: _____

Address: _____

ASSOCIATION MEMBER NAME (please print):

ASSOCIATION MEMBER SIGNATURE:

Specific comments may be written below or on the back of this form. Please email this form to vgheadirectors@gmail.com before noon on November 20, 2024 or bring to the meeting.