



**Village Glen Homes Homeowners Association
Annual Board Meeting Minutes (DRAFT)
November 20, 2024 at 6:30PM
Hilton Garden Inn, 601 James Way, Pismo Beach**

Board Members Present: Jan Armstrong, Sheri Hauck, Rick Haydon, and Gary Fluitt

Homeowners Present: Syrie Etter, Bernardo Garcia, Jeff & Sharon Massingham, Jon Mounts, Tim Slaughterbeck, Aaron Thompson, Larry Udall & Claire Vollmer

Secretary Haydon mentioned that he was in receipt of the following proxies: John Alexander (Haydon), Steve Hollister (Hauck), Wayne Huggins (Etter), Jim LeGrand (Hauck), Carl Lindgren (Vollmer), Gary Smith (Haydon), Kasey Watson (Haydon), and Bill Widner (Haydon) – giving us a quorum.

HOA Board President Armstrong opened the meeting at 6:33pm

Board President Armstrong welcomed all attendees and discussed how the meeting will be facilitated. He then went around the room asking everyone to introduce themselves.

The July 11, 2024 Quarterly HOA Meeting minutes were discussed. Board Treasurer Hauck moved to accept the minutes, Board President Armstrong seconded and the motion passed 4-0-1 with Board Member Aronson absent.

Board Treasurer Hauck discussed the Financial Report and indicated that she reviewed all bank statements from July through October 2024, and that the checking account reflects a bank balance of \$14,300.53 and the savings account balance (reserve account) is \$6,806.30. She indicated that GLM Landscape Maintenance is the largest expense for the third quarter of 2024 through October 2024. Total expenses were \$4,894.91. She indicated that two homes sold during this last quarter and that the HOA was able to collect \$300 in escrow fees for both properties. She stated that the year-end 2024 estimate will have \$2,100 in operating surplus

(mostly due to sale of 5 properties in 2024 accounting for \$1,500 in additional revenue).

Board Treasurer Hauck then announced that the dues for 2025 will remain at \$765/homeowner (lots 1-36) and \$435/homeowner (lots 37-40). She mentioned that in 2024, we had a special assessment of \$50 per household to fund reserves (\$2,000 in total). In addition, \$1,000 was moved from our operating surplus in 2023 to fund reserves in 2024. After \$7,600 of reserve expenditures in 2024, even with the additional funds, our reserve balance will be 38% of our reserve fund target and we need to maintain a 70-75% funded reserve. So her recommendation is to have a special reserve assessment of \$150 per household for 2025, 2026 and 2027. With this extra \$6,000 and with forecasted expenditures of \$4,000 in 2024, the anticipated reserve balance would rise to 59% in 2025, 78% in 2026 and 74% in 2027.

Board Secretary Haydon moved to approve the financial report along with the recommendations from the Board Treasurer regarding the special reserve assessment increase of \$150 per household. After some discussion, the motion was seconded by Board President Armstrong and the motion passed 4-0-1 with Board Member Aronson absent.

Board Member Fluitt gave an update on Architectural Review Committee (ARC) activities and landscape issues. He indicated that the HOA has five distinct common landscape areas and that the 11 strawberry trees along Hidden Oaks Drive will need to eventually be replaced. He then discussed the Drainage Basin/Common Landscape Area Inspection and indicated that the willows have grown back in the drainage basin area and that he will be getting a couple of quotes to mitigate them. He also mentioned that according to GLM, the ash trees along with westerly side of Hidden Oaks Road, north of Quail Ridge Court, are dying and will eventually need to be replaced.

Board Secretary Haydon discussed the proposed new language changes to the Parkways (agenda item 5.f.i). In essence, the proposed language requires that all parkways are to be maintained in a clean, presentable and neat appearance, free from excessive weeds and all weed barrier material covered with appropriate groundcover. After some discussion, Board President Armstrong moved to approve the proposed new language. The motion was seconded by Board Secretary Haydon and the motion passed 4-0-1 with Board Member Aronson absent.

Board Secretary Haydon then discussed the proposed new language changes to Section 4.D. of the CC&Rs dealing with the upkeep of front and side yards. The added language stated "Owners are to maintain their front yard landscaping (and side yard landscaping if seen from the street) in a clean, presentable and neat appearance, free from any exposed weed barrier material or excessive weeds. After some discussion, Board Treasurer Hauck moved to approve the proposed new language

changes in the CC&Rs. The motion was seconded by Board Secretary Haydon and the membership in attendance voted 19-0 to approve the proposed new language.

Expectations for 2025 were discussed; no proposed dues increase is anticipated; however, it was announced that an annual \$150 per household special assessment fee to help replenish the reserve account is being proposed. Board Treasurer Hauck moved to approve the proposed annual assessment for 2025. The motion was seconded by Board Secretary Haydon and the motion passed 4-0-1 with Board Member Aronson absent.

Board Member Fluitt announced that the HOA will continue to use GLM for landscape services in calendar year 2025.

Board President Armstrong introduced the Board-Elect Officers for 2025; namely, Board-Elect President Tim Slaughterbeck, Board-Elect Treasurer Sheri Hauck, Board-Elect Secretary Olivia Morgan (official edit 1/20/25), Board-Elect ARC-Representative Gary Fluitt, and Board-Elect Member Brian Aronson representing the Canyon Way homeowners. After announcing the board-elect positions, Board President Armstrong opened up nominations for any other interested parties, hearing none, Board President Armstrong moved to close nominations. After some discussion, Board Secretary Haydon moved to approve the vote of confidence in the new board, homeowner Syrie Etter seconded the motion and the membership in attendance voted 19-0 to approve the new board for 2025.

Board President Armstrong went around the room asking if any homeowners had anything they'd like to discuss or announce. A question was raised as to who is responsible for the maintenance of the roadway along Canyon Way and the Board stated that they are looking into it. It was also mentioned that homeowner Wayne Huggins is not doing too well (Wayne was the HOA's first president back in 2001-2002. It was also suggested that the homeowners should have a social event, like a BBQ on the 4th of July (possibly in the Quail Ridge Court cul-de-sac) for all homeowners to get to know each other.

Having no other issues to discuss, Board Secretary Haydon moved to adjourn the meeting. Board Treasurer Hauck seconded the motion and the meeting was adjourned at 8:09pm.

S/S

Rick Haydon
HOA Board Secretary