

EDGEWOOD VILLAGE HOMEOWNERS ASSOCIATION (EVHOA)
ANNUAL MEETING
JULY 12, 2018
APPROVED MINUTES

<u>BOARD OF DIRECTORS</u>	<u>MEMBERS</u>	<u>PRESENT</u>
President	Brett Oemichen	Yes
VP ARC	Kathy Shelley	Yes
VP Landscaping	Don Silva	Yes
Secretary	Ken Stahl	Yes
Treasurer	Jim Nickless	Yes

Home Owners Present: Linda Anderson, Jim & Trisha Caddey, Robert & Gail Chanpong, George & Joanne Harrington, Gale & Peggy Kulm, Jim & Sue Milner, Jim Nickless, Brett & Sue Oemichen, John & Jane Opalko, Doug & Janie Schwartz, Jim & Peggy Selby, Randy & Kathy Shelley, Don & Misty Silva, Ken & Judy Stahl, Michael Stuber & Garry Caven, Eamonm & Laura Toner
Directed Proxy: Dean & Paula Larson

EVHOA Annual Meeting Agenda:

- 1. Annual Meeting called to order at 5:30pm by President Brett.**
- 2. Welcome**
Brett gave a welcome to the Home Owners and thanks to the Board of Directors. He discussed the responsibilities of each Director and the Board. The Board has spent Association dollars wisely, was able to fund the \$5,000 mailbox project without any special assessment. The Village's Annual Dues are among the lowest in Port Ludlow. The maintenance of Village Common Areas continues to require significant attention, excellent progress has been made, more to do.
- 3. Establish Quorum:**
A Quorum, 62% was established with 17 of the 27 memberships represented in person or by proxy.
- 4. Introduction of New Residents:**
John & Jane Opalko, Doug & Joanie Schwartz, Michael Stuber & Garry Caven and Steve & Cindy Scillitani, who were not present.

5. Approval of July 7, 2017 EVHOA Annual Meeting Minutes:

A motion was made by George Harrington, seconded by Peggy Kulm to approve. The motion was approved by Home Owners.

6. Financial Annual Report and 2018/2019 Operating Budget:

Jim presented the Village Fiscal Year 2017-2018 Annual Report. The Village is in an excellent financial position.

The Annual Total Expenses were \$2497.03, 42.3% under the Annual Total Expense budget of \$4330.00. The most expensive item being landscaping of \$1378.77.

The Kitsap Bank CD savings account has an ending balance of \$2000, up from \$0 on July 1, 2017.

Financial information is available on the Village web-site.

Also presented was the EVHOA 2018-2019 proposed Annual Budget of \$4325.00. Did not raise Village dues for 2018-2019.

7. ARC Annual Report:

Kathy discussed the SBCA-ARC Design Standards that were significantly revised on 09/08/17. While the Standards have been simplified, it is very important that all Home Owners comply with the new procedures: Building Construction/Modification Application, Building Maintenance/Repair Application and Landscape Application. This information is available on the South Bay Community Association and Village web-sites.

There were nine Village ARC Applications, all successfully completed: these included deck repair and replacements, roof replacements, house painting and tree removal.

8. Landscaping Annual Report:

Don discussed the Village Contract for Common Area Landscape Maintenance Services for the period of April 1 to October 31, 2018.

The 2017-2018 actual expense was \$1753.27, below budget of \$2100.

If anyone has an issue regarding the Village Common areas, they should contact him.

9. Firewise Program Report:

Gail reported the Village Program continues and that Edgewood is the only Village in Port Ludlow to participate.

10. Emergency Preparedness Report:

Trisha reported that Port Ludlow has worked very hard to educate and prepare for a natural disaster. While many have volunteered, there is still need for additional Block Captains. She provided for the Home Owners, a Neighborhood Disaster Preparedness Questionnaire, along with an excellent guide to preparing for emergencies and disaster; “Think, Plan, Do!”.

11. Additional Business:

None

12. Voting:

Elect Board Members:

Jim Nickless, Kathy Shelley, Don Silva, all had 17 Yes votes and were elected for a two-year term.

Additional Ballot Items:

**The July 7, 2017 Annual Meeting Minutes were approved, 17 Yes votes.
The 2018/2019 Operating Budget was ratified, 17 Yes votes.**

13. Adjournment:

Motion to Adjourn, seconded and approved at 6:25pm.

**The Edgewood Village Barbeque following the meeting was just outstanding!
So much food to share, that many were able to have a snack for a later time!**

Respectfully submitted by Ken Stahl, Secretary