

EDGEWOOD VILLAGE HOMEOWNERS ASSOCIATION (EVHOA)
ANNUAL MEETING
JULY 9, 2019
MINUTES

<u>BOARD OF DIRECTORS</u>	<u>MEMBERS</u>	<u>PRESENT</u>
President	Michael Stuber	Yes
VP ARC	Kathy Shelley	Yes
VP Landscaping	Don Silva	Yes
Secretary	Sue Milner	Yes
Treasurer	Jim Nickless	Yes (by phone)

Home Owners Present: Linda Anderson & Meryl Friedman, Ioan Arimescu, Jim & Trisha Caddey, Robert & Gail Chanpong, Jeff & Connie Kraengel, Gale & Peggy Kulm, Jim & Sue Milner, John & Jane Opalko, Doug & Joanie Schwartz, Jim & Peggy Selby, Kathy Shelley, Don & Misty Silva, Ken & Judy Stahl, Michael Stuber & Garry Caven, Steve & Cindy Scillitani
By phone: Jim Nickless

EVHOA Annual Meeting Agenda:

- 1. Annual Meeting called to order at 5:30 pm by President Michael.**
- 2. Welcome**
Michael welcomed everyone and introduced the Board of Directors. Michael pointed out that meeting agendas, minutes and financial reports are available on the website: plsbca.org - click on Villages, click on Edgewood.
- 3. Establish Quorum:**
A Quorum was established with 17 of the 27 memberships represented in person or by proxy.
- 4. Introduction of New Residents:**
Michael introduced the new homeowners and asked them to tell a little about their background prior to moving to Port Ludlow. Our new neighbors are: Ioan & Carment Arimescu, Jeff & Connie Kraengel, Steve & Cindy Scillitani.
- 5. Approval of July 7, 2018 EVHOA Annual Meeting Minutes:**
A motion was made to approve the 2018 Annual Meeting minutes. The motion was approved by Home Owners.

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

Due to phone interruption with Treasurer Jim Nickless, Michael gave the Village Fiscal Year 2018-2019 Annual Report.

Michael said that the Board has spent Association dollars wisely and that the Village's annual dues are among the lowest in Port Ludlow. The Village is in an excellent financial position.

The Annual Total Expenses were \$2846.78, 34.2% under the Annual Total Expense budget of \$4325.00. The most expensive item being landscaping of \$1590.78.

The starting Bank Account assets were \$4861.41. The ending Bank Account assets are \$6061.38.

Also presented was the EVHOA 2019-2020 proposed Annual Budget of \$4340.00. Village dues were not increased for 2019-2020.

7. ARC Annual Report:

Kathy distributed copies of the Annual Meeting ARC Report which explains the composition of the EVHOA Architectural Review Committee and its responsibility to the South Bay Community Association.

She reminded us that making changes to structures and landscaping requires attention to CC&R's, SBCA Design Standards as well as Edgewood Village Homeowners Association Rules.

Examples of ARC Approval Requests processed by the EVHOA ARC include roof replacements, deck modification and replacement, diseased tree removals, dangerous tree removals, and walkway and deck repairs.

All of the documents which affect our responsibilities and rights in this community are accessible on the SBCA website www.plsbca.org. There is a tab for Villages and another for Edgewood.

8. Landscaping Annual Report:

Don discussed the Village Contract for Common Area Landscape Maintenance Services for the period of April 1 to October 31, 2019. The 2018-2019 actual expense was \$1590.78, below budget of \$2000. The maintenance of Village Common Areas continues to require significant attention, excellent progress has been made, more to do. After some discussion the members agreed that the landscaping services should be expanded.

9. Firewise Program Report:

Gail reported the Village Program continues and that Edgewood is the only Village in Port Ludlow to participate. She encouraged members to read Fire Chief Brad Martin's article in the July 2019 issue of the VOICE. Gail proved copies of the "Wildfire Evacuation Plan" brochure.

10. Emergency Preparedness Report:

Trisha reported that Port Ludlow has worked very hard to educate and prepare for a natural disaster. There is still need for additional Block Captains. She provided copies of the Neighborhood Disaster Preparedness Questionnaire plus the "Guide to Preparing for Emergencies and Disaster".

11. Additional Business:

None

12. Voting:

Elect Board Members:

Sue Milner and Michael Stuber had 17 Yes votes and were elected for a two-year term.

Additional Ballot Items:

The July 12, 2018 Annual Meeting Minutes were approved, 17 Yes votes. The 2019/2020 Operating Budget was ratified, 17 Yes votes.

13. Adjournment:

Motion to Adjourn, seconded and approved at 6:10 pm.

The Edgewood Village Barbeque following the meeting was outstanding!

Respectfully submitted by Sue Milner, Secretary