

Annual Homeowners Meeting		
Date	February 10, 2020	
Place	Villa Caballeros Community Room	
In Attendance	Syd Steinbock* Woody Griffith Robert Lasseche* Cindy Anderson (Management) Roger VanHyfte (on phone) No Homeowners in attendance Chairperson: Syd Steinbock	*Board Members
Recorder	Woody Griffith	
I.	Call Meeting to Order	Meeting called to order at 9:30 AM
II.	Establish Quorum	A quorum was established.
III.	Approval of Minutes:	December 9, 2019 Minutes motion was duly made, seconded and approved. January 18, 2020 Annual Meeting minutes approved subject to a homeowner approval.
IV.	Treasurer Report	Operating funds as of January 31, 2020 were \$29,297 and reserve funds were \$301,926 = \$330,593. There are no delinquent homeowner accounts.
V.	Committee Updates	There were no Landscape, Architectural or Pool Committee updates
VI.	Management Report	New drain covers installed on walkway. Elevator roof repairs done. We will be mailing out the following for owner review: (1). Revised/updates Rules and Regs document and (2). Newly request association board election regulation and requirements.
VII.	Old Business	Land Lease: as previously reported, the BIA has approved our land lease extension. Our Land Lease Attorney is working to establish a meeting with the owners attorney and the local BIA office to lock down the letter content which will contain lease renewal requirements and fees. We do have a timeline on the mailing at this time. Tennis Court: moving forward with test process

		<p>bid on tennis court crack report. Results will determine next steps. The Board also agreed to go ahead with drain installation bid i/a/o of \$26k on the tennis courts as an additional way to address water issues.</p> <p>Sun covers: approved \$5993 bid for new sun covers to be installed in the building courtyards</p> <p>Approved walkway repair bid from WICR for \$45K.</p> <p>Rules and Regs: adding language to reflect number and size limit of animals per unit.</p>
VIII.	Meeting adjourned at 10:30 AM	Next meeting scheduled for April 20, 2020 @ 9:30 AM.