

**Annual Membership Meeting February 25, 2020**  
**Ventura Country Club Community Homeowners' Association, Inc.**  
Approved Minutes

Directors Present

Peter Spudich – Vice President  
Elaine Humphrey – Secretary  
Dick Therrien  
Keith Armstrong

Present via telephone: Dan Lees - President

Also Present:

Bob Hudgins – General Manager  
Gabby Ramos – Community Association Manager

Meeting called to order at 12:00 PM by Vice-President Peter Spudich. Five of nine directors being present either in person or via telephone, quorum was established to proceed.

Written notice of the Annual Meeting was submitted via U.S. Mail to all HOA members on December 12, 2019, at least 30 days in advance of the meeting in accordance with Article IV, Section 3 of the Bylaws of Ventura Country Club Community Homeowners' Association, Inc.

Motion by Peter Spudich to open polls for voting; second by Keith Armstrong; passed unanimously.

Motion by Peter Spudich to recess the meeting and reassemble at 7:00 PM; second by Keith Armstrong; meeting recessed at 12:05 PM.

**Meeting reconvened at 7:00 PM.**

Directors present: Dan Lees, Peter Spudich, Petur Sigurdsson, Elaine Humphrey, Alan Amer, Keith Armstrong. Also present: Bob Hudgins, General Manager, and Gabby Ramos, Community Association Manager.

With 60 property owners present and 175 proxies received by the HOA Secretary, representing at least one-tenth of the total voting interests of the Association, a quorum was established to proceed with the Annual Meeting of the membership in accordance with provisions of Article IV, Section 4 of the Bylaws of Ventura Country Club Community Homeowners' Association, Inc.

Dan Lees called for nominations for a moderator for the meeting. Carol Hartman nominated Shelly Armstrong, second by Peter Spudich. No other nominations being offered, Shelly Armstrong was appointed to be meeting moderator.

Motion by Alan Amer to approve the minutes from the previous Annual Meeting held on February 26, 2019; second by Petur Sigurdsson; passed unanimously.

2019 year-end financial report presented by Board Treasurer Allan Amer.

Motion by Allan Amer to apply any 2020 operating income surplus to 2021 operating assessments in accordance with Revenue Rule 70-604; second by Peter Spudich; passed unanimously.

Election results announced by Pat Bak, representing the Ventura HOA Election Committee. Five candidates were listed on the ballot for election to three open positions on the 2020 VCCCHOA Board of Directors. A total of 973 votes were cast by the HOA membership, tabulated as follows:

Aaron Runzel received 251 votes  
Paul Morency received 217 votes  
Tom Holmes received 215 votes  
Tony Ceglia received 171 votes  
John Patrone received 119 votes

The three candidates receiving the highest number of votes, having been duly elected to serve as new members of the 2020 Board of Directors of Ventura Country Club Community Homeowners' Association, Inc., are as follows: **Aaron Runzel, Paul Morency** and **Tom Holmes**. Each is to serve a 3-year term in office.

Comments from existing and newly elected Board members.

Floor opened for comments from the membership. Topics discussed included:

- Enforcement of CCR compliance
- Common property maintenance
- Common area along Raper Dairy Road fenceline
- Road resurfacing in single family home neighborhoods
- Gate trespassers/crime in community
- Ballroom table setup for annual meeting
- Marketing of 19<sup>th</sup> Hole restaurant
- Golf course improvements/irrigation system upgrade

Announcement by moderator Shelly Armstrong that the Officers for the 2020 Board of Directors will be elected at the next Board meeting to be held Thursday February 27, 2020 at 7:00 PM

Next Annual Membership Meeting to be held on February 23, 2021

Meeting adjourned @ 8:40 PM