BOD Minutes
Annual Membership Meeting February 22, 2022
Ventura Country Club Community Homeowners' Association, Inc.
Approved 2.28.2023

Directors Present:
Tom Holmes
Keith Armstrong
Peter Spudich
Paul Morency
Dick Therrien
Paul Russell Jr.

Also Present:
Gabby Ramos – Community Association Manager

Meeting called to order at 3:00 PM by Board President Tom Homes. A majority of directors being present, quorum was established to proceed.

Written notice of the Annual Meeting was submitted via U.S. Mail to all HOA members on December 16, 2021, 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 Tom Holmes to open polls for voting; second by Peter Spudich; passed unanimously.

Motion by Tom Holmes to recess the meeting and reassemble at 7:00 PM; second by Paul Russell Jr.; meeting recessed at 12:05 PM.

Meeting reconvened at 3:05 PM.

Motion by Tom Holmes to approve the minutes from the previous Annual Meeting held on February 23, 2021; second by Keith Armstrong; passed unanimously.

Keith Armstrong called for nominations for a moderator for the meeting. Keith Armstrong nominated Elaine Humphrey. No other nominations being offered, Elaine Humphrey was appointed to be meeting moderator.

With 70 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 meeting in accordance with provisions of Article IV, Section 4 of the Bylaws of Ventura Country Club Community Homeowners' Association, Inc.

Election results announced by Pat Bak, representing the VCC Election Committee. Eight candidates were listed on the ballot for election to three open positions on the 2022 HOA Board of Directors. A total of 800 votes were cast by the HOA membership. Votes were tabulated as follows:

Keith Armstrong: 190 Votes
Karen Butera: 156 Votes
Paul Russell Jr,: 154 Votes
Jeff Caldwell: 118 Votes
Jerry Hunt: 67
Cecil Shaffer: 62
Diane VanDusen: 53

2021 year-end financial report presented by Board Treasurer Keith Armstrong.
Motion by Allan Amer to apply 2021 surplus operating income to 2022 operating assessments in accordance with Revenue Rule 70-604; second by Tom Holmes; passed unanimously.

Tom Holmes called for nominations for a moderator for the meeting. Keith Armstrong nominated Elaine Humphrey. No other nominations being offered, Elaine Humphrey was appointed to be meeting moderator.

The four candidates receiving the highest number of votes, being duly elected to serve as members of the 2022 Board of Directors of Ventura Country Club Community Homeowners' Association, Inc., are as follows: Keith Armstrong, Karen Butera, and Paul Russell Jr.

Announcement by Elaine Humphrey that the 3 candidates receiving the highest number of votes have a 3-year term in office.

Floor opened for comments from the membership. General comments included: how are HOA fees determined between houses and condos; who owns the part of the road outside in front of the school and concerns of Raper Dairy entrance; RAMCO concerns not checking pool passes, why do we off-duty police officers and cleaning of the canal of debris between Southpointe and Willowpointe, regarding the construction commencing on the golf course; drainage along golf course in Autumn Green; discussed ramp outside of the 19th Hole and the water standing, repairs on Woodgate Blvd. where there is root damage; repair tennis courts lights staying on all night; soliciting in the community; concerns of AT&T digging in their property

Announcements by Elaine Humphrey:

- Officers for the 2022 Board of Directors to be elected at the next Board meeting to be held Thursday February 24, 2022, at 7:00 PM

- Next Annual Membership Meeting to be held on February 28, 2023

Motion by Tom Rawson to adjourn; second by Paul Russell Sr.; meeting adjourned @ 8:51PM