



ANNUAL MEETING

THE VILLA'S AT BANBURY MEADOWS HOMEOWNER'S ASSOCIATION

Wednesday, March 6, 2024, 5:30 PM, Harbottle Room, BBM Golf Clubhouse

AGENDA

1. CALL MEETING TO ORDER

2. INTRODUCE THE BOARD, ASSOCIATION MANAGER (DSI), LAWN CARE MANAGER AND VILLAS ARC COMMITTEE CHAIRMAN:

Board: John Boyd, President, Nancy Harvey, Vice President, Phil Almeida, Treasurer
Cheryl Naley, Secretary, Jeff Hill, Director

Association Manager: Jean Cariaga, Owner DSI
Landscaping: Nick Hanson, Owner, Brother Bear Lawn Care
Chairman, Villas ARC Committee: Phil Fricano

Note: All Board members are seeking re-election (2-year term), election ballots will be presented to homeowners upon check-in, and election results will be announced

3. CALL FOR PROXIES and ESTABLISH QUORUM:

- Attendees counted, mail-in, and collected proxies are tallied by DSI.
- Collect election ballots and call for By-Name Nominations from the floor.
- Election results will be announced during the meeting.

4. WELCOME HOMEOWNERS; RECOGNIZE NEW HOMEOWNERS FOR 2023 & 2024

5. REVIEW AND APPROVE MINUTES FROM 14 MARCH 2023 ANNUAL MEETING

6. HOA LAWN CARE SERVICES – Guest Speaker: Nick Hanson, Owner, Brother Bear Lawn Care

- General overview of the 2023 & 2024 Landscaping Seasons
- Two Half Day Lawn Care Service Days: Will continue as Tuesdays & Wednesdays for 2024
- Spring general yard clean-up; approximately 19 & 20 March (subject to weather conditions)
- Review Lawn Care Services List / Lawn Care Contract
- HOA Spring Lawn Care review; condition of residential landscaping
- Discuss the need to refresh/renew flower & and tree beds (Spring 2024); As needed, replace damaged plastic ground cover, refresh gravel and/or wood chips (homeowner's expense)
- Space between houses must remain clear - landscaping team and emergency services access.
- Spring Irrigation activation; week of 15 April subject to weather conditions

7. ASSOCIATION REPORTS, BUDGET AND OLD BUSINESS:

- Financial Balance Sheet as of 12/31/23
- Financial Profit & Loss for year ending 12/31/23
- Financial Reserve Accounts (CD & Cash on hand), the benefit of having a healthy budget
- Board motion for **out-of-cycle Villas HOA Dues Increase** starting 2nd Quarter of 2024, from \$427 to \$475 per Qtr., \$1900 per year; Call for votes from the floor; DSI tallies & reports results
- Approved Budget for 2024
- Status of proposal to install Villas HOA Community signs at entrances to Par Court, Links Place and Golf Court (displayed from Streetlight Poles) – Postponed indefinitely (funding)
- Project Completed – Painting of House Numbers on Villas Community curbs
- Project Completed – Install Neighborhood Watch signs

8. NEW BUSINESS:

- Review - updated Villas HOA Architectural Review Guidelines, 5 Oct 23, Roofing Shingles
- Appointment of new Chairman, Villas Architectural Review Committee (ARC)
- Overview of Villas HOA Website and use by homeowners
- Who is responsible for plowing snow on our Banbury Meadows Streets
- Neighborhood Watch Program: request homeowners sign up to receive alerts
- Proposed use of Goats on the Go, Bank Grazing of the HOA Stream & Waterway
- **Reminder – Main HOA Annual General Membership Meeting, 5:30 PM, Wed, 20 March, Banbury Meadow Golf Course Clubhouse: Please note, this will be an important meeting and contain details about the development of the commercial property on the corner of Colchester and Eagle Road**
- Present proposed Plat Map of Commercial Development, corner of Colchester & Eagle Road

9. HOMEOWNERS COMMENTS / QUESTIONS:

10. MEETING ADJOURNED:

FOR THE BOARD OF DIRECTORS:



John W. Boyd
Pres., Villas HOA Bd

Date: 1 MAR 24

- Cc: 1. DSI: Jean Cariaga
2. Each Board Member
3. Each Villas Homeowner