



**Villages of Westcreek Owners Association**  
**Annual Meeting of the Members**  
**Thursday April 18, 2019**

**Open Meeting:** The Annual Meeting of the Members was called to order by the President, at 6:15pm after achieving a quorum on the 2nd call. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda.

**Board members present:**

Richard Gentry, President  
Heather Malia, Vice President  
Judi Cannon, Treasurer  
Daniel Schafer, Assistant Secretary

**Board Members Absent:**

John Steele, Secretary

**Staff Present:**

Jacob Fey, Community Manager  
Jason Dunbar, Community Activities Director  
Tyrik Green, Standards Manager

**Guests Present:**

Renan Fidalgo, Division President, Spectrum Association Management  
Jade Espinar, Community Manager Spectrum Association Management  
Israel Sanchez, Community Manager Spectrum Association Management  
Karl Goering, Armstrong, Vaughn and Associates (Auditor)  
Adrian Coronado, Pullman Law firm

**I. Approval of the minutes-** 2018 Annual Meeting minutes were reviewed by the Board and membership present. A motion was made to accept the Annual Meeting minutes as written, a second was provided and all were in favor. The minutes were approved as written.

**II. Nomination for Board Members:** No nominations were made at this time. Jacob read the names of the candidates that were written in online during the online voting time, no nominated homeowners accepted the nominations.

**III. Introduction of Candidates-** All candidates were introduced and allowed 2 minutes to address the homeowners in attendance. Roger Larson and Ryan Haskins were not in attendance.

**IV. Voting:** Ballots were handed out during sign in and at this time homeowners were allowed to cast their votes into the locked ballot box. Barbara Hopkins and Francis Lomax were chosen to observe the ballot counts. Jade Espinar and Israel Sanchez, both Spectrum Association Management representatives were taken into the conference room with Barbara, Francis and Adrian Coronado to count all ballots that were collected.

**V. 2018 Financial Report:** Karl Goering from Armstrong, Vaughn and Associates gave the financial report of the association. In 2018 a review was done instead of a compilation, which is a more in-depth look at the financials for the Association. Armstrong, Vaugh and Associates did find that the Associations financials were in accordance with GAAP and free from material modifications. The Board had multiple questions for the auditor and all questions were answered to the Board's satisfaction. Treasurer Judi Cannon gave a financial overview of the Associations financials as of the date of the meeting.

**VI. Homeowner Forum:** Homeowner asked if the retaining wall on WCV could be cleaned to match the new retaining wall installed. Homeowner asked about the monument light power and power at the clock tower island. The CM explained that the power is located in the back yard of homeowners and the Board asked to have the contractor relocate the photocell out of the backyards. The Board gave the approval to have them moved.

**VII. Election Results:** Kevin Drummonds and Daniel Schafer were both elected to the Board of Directors, both will serve two-year terms.

**VIII. ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 7:15 p.m.

**Organizational meeting  
April 18, 2019  
VWOA Community Center**

**Meeting was called to order at 7:20pm**

Motion was made to elect Richard Gentry to the position as President, second was provided and all were in favor. Richard will be the President for the remainder of the year which ends at the annual meeting in 2020.

Motion was made to elect Heather Mallia as Vice President, a second was provided and all were in favor. Heather will be the VWOA Vice President for the remainder of the year which ends at the annual meeting 2020.

Motion was made to elect Judi Cannon as the VWOA Treasurer, a second was provided and all were in favor. Judi will serve as the VWOA Treasurer for the remainder of the year which ends at the annual meeting 2020.

Motion was made to elect Daniel Schafer to the position of VWOA Secretary, a second was provided and all were in favor. Dan will serve as the VWOA Secretary for the remainder of the year which ends at the annual meeting 2020.

Motion was made to elect Kevin Drummonds to the position of Assistant Secretary, a second was provided and all were in favor. Kevin will serve for the remainder of the year which ends at the annual meeting 2020.

**Meeting was adjourned at 7:35pm**