

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2018 ANNUAL MEMBERSHIP MEETING
February 13, 2018**

Call to Order:

President Robert Prince called the meeting to order at 6:30 P.M. The meeting was immediately adjourned as we did not have the required quorum of 30%.

President Robert Prince recalled the meeting to order at 6:32 P.M.

Robert Prince, President, introduced the Board of Directors. Present were Douglas Cross, Judy Rose, Charles Sherron, Liston Pennington and Jim Peyton. Nadine Wiley was absent. Also present, representing Villages Services, were Trudy McLaughlin, CAM; Geri Bond, CAM; and Office Manager. The President asked for a moment of silence to remember George Lowell, a former long-term Board Member and past President and also all other members of our community.

Quorum: A quorum of Members was established. There were 13 members present in person and 40 present by proxy equaling 53, which did constitute half of the quorum requirements according to the Documents.

Introductions:

Host Committee – The Board thanked Peter Kawonczyk. He announced there were 12 properties sold, and greetings were extended to 8 new owners who had closed on their homes.

Web Master – The Board thanked Janet Fredrickson for volunteering to update the website. The website is <http://www.cambridgegreens1.com>.

The Architectural Control Board – James Peyton, Chairperson, thanked committee members Liston Pennington and Kenny Swade for their service. There were approximately 20 requests. You can visit the website at www.cambridgegreens1.com for all ACB application forms. Bob Prince will volunteer on the ACB committee for 2018.

Minutes:

The minutes have been sent to all residents prior to the meeting; therefore, the membership decided to forego the reading of the minutes. **A Motion to waive the reading and accept the Annual Meeting minutes of February 20, 2017 and Special Member Meeting on May 22, 2017, was made by Richard Rose and seconded by Buzz Fredrickson. All were in favor. MOTION PASSED.**

Financial Report:

Doug Cross, treasurer, gave the financial report. The End of Year financial was distributed to the Membership in attendance for the year ending December 31, 2017. The Board is still drawing on the surplus of cash in the money market account and happy to report no increase in the dues for 2017. The Association currently has three CDs. There are only 2 delinquent accounts, and they are currently in collections.

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Election Results:

Robert Prince announced the slate was as follows: Gerald Cyr and John Monroe, two owners for two open positions. Each will serve a two-year term, as there were only two members running for two openings. The Association did send out intents to run for the Board of Directors prior to sending out the Annual Meeting package.

Unfinished Business:

The President announced the significant events from 2017 included Amended Article VII, Section 2, of our Document concerning outbuildings, and amended the ACB Supplement to Article VI to reflect the outbuildings and fences. The President also announced that the website was updated to indicate that there are other trash haulers now servicing our area.

New Business:

The Property Manager is sending welcome letters to all new owners, which includes the website information. He also works with the Welcome Committee with regards to new sales.

With no further business, the meeting was adjourned at 7:05 P.M. **Judy Rose made a motion to adjourn the meeting; it was seconded by Janet Fredrickson. All were in favor. MOTION PASSED.**

Minutes submitted by:
Trudy McLaughlin, CAM

Judy Rose, Secretary

Date: