

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2020 ANNUAL MEMBERSHIP MEETING
February 25, 2020**

Call to Order:

Vice-President and acting President John Monroe called the meeting to order at 6:00 P.M. John Monroe introduced the Board of Directors. Present were Bob Prince, Judy Rose, Dennis Morehouse, Tibor (Bob) Halasi-Kun and John Monroe. Also present was Joe Trotta, new board member. Also present, representing Villages Services, were Trudy McLaughlin, CAM; and Geri Bond, CAM and Office Manager.

Quorum: A quorum of Members was established. There were 26 members present in person and 40 present by proxy equaling 66, which did constitute the 30% quorum requirements according to the Documents.

Introductions:

The Architectural Control Board – The Board thanked Committee Members John Monroe, Gerald Cyr, Liston Pennington and Dennis Morehouse. You can visit the website www.cambridgegreens1.com for all ACB application forms for any changes or modifications to your home or property.

John Monroe also thanked Bob Prince and Gerald Cyr for serving on the Board of Directors and Janet Fredrickson for volunteering to host the website.

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 26, 2019, was made by Larry Austin and seconded by Buzz Fredrickson. All were in favor. MOTION PASSED.**

Financial Report: Dennis Morehouse gave the financial report. The End of Year financial was distributed to the Membership in attendance for the year ending December 31, 2019.

Election Results: After sending out intent to run letters to all members, three owners returned their intent to run for five open positions. John Monroe, Judy Rose and Joe Trotta will each serve a two-year term. For 2020, there will be five board members.

Unfinished Business: None

New Business: The Property Manager is sending welcome letters to all new owners, which include the website information. The Board continued the Security contract for 2020. The Association does not have any common property or sign to post no solicitation and has public roads, but owners can call security for assistance. Upon discussion and consensus from the members present, the Association will send out a postcard to ask if the members would be interested in allowing election signs.

With no further business, the meeting was adjourned at 6:45 P.M. **Judy Rose made a motion to adjourn the meeting; it was seconded by Charlie Sherron. All were in favor. MOTION PASSED.**

Minutes submitted by: Trudy McLaughlin, CAM

Judy Rose, Secretary

Date: