

**CAMBRIDGE GREENS 1ST ADDITION PROPERTY OWNERS
ASSOCIATION, INC.
2023 ANNUAL MEMBERSHIP MEETING February 28, 2023**

Call to Order:

President John Monroe called the meeting to order at 6:00 P.M.
The meeting was adjourned at 6:01 P.M. **The meeting did not meet the 30% quorum requirements**

Recall to Order:

President John Monroe recalled the meeting to order at 6:02 P.M.

John Monroe introduced the Board of Directors. Present were Dennis Morehouse, Karen Hoadley, Ken Hinkle, Tibor (Bob) Halasi-Kun and John Monroe. Manuel Pataca was absent. Also present, representing Villages Services, were Trudy McLaughlin, CAM; Geri Bond, VP of operations.

Quorum: A quorum of Members was established. There were 38 members present in person and 17 present by proxy equaling 55 which did constitute the 17.5% quorum requirements according to the Documents.

Introductions:

The Architectural Control Board – The Board thanked Committee Members. 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 Janet Fredrickson for volunteering to host the web site.

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 2022, was made and it was seconded. All were in favor. MOTION PASSED.**

Financial Report: Trudy McLaughlin gave the financial report. The End of Year financial was distributed to the Membership in attendance for the year ending December 31, 2022. Also discussed the 2023 budget.

Election Results: After sending out intents to run to all members. One owner returned their intent for two open positions and Grace Kawonczyk will serve a two year term. The Board can appoint one more member in the future.

Unfinished Business: None

New Business: The Property Manager is sending welcome letters to all new owners which include the web site information. The Board continued the Security contract for 2023. They patrol, provide vacation requests and monitor violations. There was discussion on the recent sewer connections and the Board gave out an update and encouraged the members to sign up for email updates. Discussed possible crime prevention from Sheriff's department. If anyone is interested in volunteering or serving on the board, contact Trudy McLaughlin or the President, John Monroe, or come to a meeting.

With no further business the meeting was adjourned at 7:39 P.M. **Bob Halasi-Kun made a motion to adjourn the meeting; it was seconded by Ken Hinkle. All were in favor. MOTION PASSED.**

Minutes submitted by: Trudy McLaughlin, CAM


Bob Halasi-Kun, Secretary


Date: