

**VILLAGE 9 HOA
ANNUAL MEETING
MARCH 28, 2009**

Meeting was called to order at 9AM, by President Bill Cowan. Board members present were: Ruth Karn, Phil Erikson, Don Brown, Connie Cowan. Members absent were: Rex Weimer, Gary Saunders, Bill and Debra Stacy. Owners present were: Gene & Linda Scheve, Fred Riffel, Herb Pavlisick, Dawn Beougher, Nancy Ruggio, Lila Gwinn, Sharon Palmer, Karin Barnwell, M. Grady Palmer, Daleen Green, JoAn White, Juanita Erikson and Ken & Marie Hunsberger.

1. Minutes from February 23, 2008 meeting were unanimously approved.
2. Budget was discussed and a Motion to approve Budget made by Gene Scheve 2nd by Herb Pavlisick.
3. Old Business: There was no old business.
4. New Business: JoAn White asked why a week day was selected to turn on the water when most owners would be at work and could not check for leaks. Bill Cowan said that he would contact Heritage Property Management to see about changing the date to a Saturday. And if changed notices would be posted on the central mail boxes.

Ken Hunsberger/Sharon Palmer asked about Neighborhood Watch signs.

Dawn Beougher asked if there was anything more that could be done about the graffiti on the entrance brick and fences.

Sharon Palmer if the Annual HOA meeting could be held in the same month each year. And asked why the dues use to be due in the summer and now is due in the spring. Ruth Karn stated that sometimes thing need to change and this is one of them. Sharon asked if the Senior Discount needs to be voted on each year? No, it was voted for years ago and it is not necessary to re-vote each year.

5. Election: Herb Pavlisick and Fred Riffel placed their name up for vote to fill the vacated Board positions. Motion to place Herb and Fred on the Board was made and unanimously approved.
6. Gene Scheve complemented the Board about enforcing the Covenants and that the neighborhoods were looking better.
7. Ken Hunsberger asked if the ditches were to be burned this year or sprayed. The cattails and weeds will be sprayed.
Motion to adjourn at 9:30am by Linda Scheve and 2nd by JoAn White. Meeting adjourned.9:30AM.

**VILLAGE 9 HOA
BOARD OF DIRECTORS**

EXPIRATION OF BOARD TERMS

2010

Connie Cowan

2011

Don Brown
Bill Cowan
Ruth Karn
Bill Stacy
Debra Stacy

2012

Phil Erikson
Herb Pavlisick
Fred Riffel

VILLAGE 9 HOA 2009

Income				Budget 08	Actual 08	Budget 09
HOA Assessments	240 x 88.00/year					21,120
HOA Assessments	63 x 61.00/year					3,843
HOA Assessments	240 x 82.69/year		19,846	18,361		
HOA Assessments	63 x 55.13/year		3,473	3,473		
Late Fees & Fines			0	1,738		500
Bank Interest			600	178		
TOTAL INCOME			23,919	23,750		25,463
Fixed Expenses				Budget 08	Actual 08	Budget 09
Repairs & Maintenance			500	0		0
Grounds Maintenance			600	0		500
Irrigation System Expense			300	697		2,000
Irrigation System Contract			2,700	2,100		2,400
Electricity			5,500	6,966		7,500
Management (Heritage Property Mgmt)			5,400	5,400		5,400
Insurance			1,600	1,050		1,300
Postage/Mailing Expense			800	1,419		1,500
Legal & Accounting			500	696		700
Taxes & Licenses (Annual Report Tax Prep)			150	225		150
Meeting Expenses			50	60		150
Miscellaneous Expenses			100	50		100
5% Added to Savings			1,111	0		0
TOTAL FIXED EXPENSES			19,311	18,663		21,700
Difference between Income & Expenses			4,608	5,087		3,763
Cash in Bank 12/31/08			9,576			
Cash in Savings (Reserve)			18,778			
Total Cash 12/31/08			28,354			