

MEETING MINUTES
For
VOG III Annual Meeting
Election of Directors and 2025 Budget Approval

Date: November 13, 2024

Time: 4:00 P.M.

Place: VOG Clubhouse, 2620 Laurelwood Dr.

The Annual Meeting for VOG III was called to order at 4:05PM.

Attending were Rick Naider, President, Ed Wilday, Vice President, Joy Grubb, Treasurer, Gwen Stuler, Secretary, Arnie Holder, VOG III Property Manager with Ameritech and a representative from Ameritech, Keith Phillips.

BUDGET MEETING:

The meeting was called to order at 4:07PM. In attendance were the above Board of Director members and our Property Manager, Arnie Holder from Ameritech..

Arnie Holder began the meeting by reminding attendees that this was a Budget Meeting, not a Board of Director's meeting.

Rick Naider, President, highlighted some aspects of the budget to be voted on.

- tree budget was increased to meet our needs
- building maintenance was increased to meet the needs of the upkeep of our aging buildings
- increased need for more water drainage systems within the property
- increase in fees to the Recreational Assoc. for 2025
- 4% was added to the budget for these items, giving us an increase for 2025 of \$37,000.

Questions regarding the budget:

Why did expense decrease for bait boxes ?

Based on prorating this year's expenditures thru August

Why was Legal expense decreased?

Do not anticipate activity this year that warrants high fees (e.g. amendments).

Why did expense for shrubs decrease?

We did landscaping and mulching in the spring of 2024. Do not anticipate purchasing shrubs for 2025.

Why did labor expense rise?

Based on prorating this year's expenditures thru August and a \$1.00 per hour increase for our Maintenance Man in 2025.

Vice President Ed Wilday made a motion that the budget be accepted. The motion was seconded by Secretary Gwen Stuler. All board members voted YEA and the motion was passed.

The Budget Meeting was adjourned at 4:20 PM.

ANNUAL MEETING:

1. The Annual Meeting was called to order at 4:21PM.
2. Notice of the Annual Meeting was posted on the VOG III website and the three local bulletin boards by the appropriate time. Notices were mailed out to each owner at the appropriate time.
3. Reading of the minutes from the last Annual Meeting in 2023 was waived.
4. All members of the board of directors confirmed and agreed to abide by the Association Documents.
5. Designation of Directors is as follows: Ed Wilday, Gwen Stuler, and Patrick Leo.

Rick Naider effectively resigned as President as of this date. Attending residents voiced their appreciation for his hard, consistent and money saving work on behalf of VOG III.

An insufficient number of proxies were received to establish a quorum for the Annual Meeting. We needed 76, only 45 were obtained. No Annual Meeting could be held. Attempts will be made to obtain thirty-one (31) more proxies to determine the status of the Audit proposal.

Annual Meeting was recessed at 4:30PM.

ORGANIZATIONAL MEETING/ELECTION OF OFFICERS

A meeting was held at 4:23PM to elect officers. Attending were Ed Wilday, Gwen Stuler, Patrick Leo.

Ed Wilday will be President

Patrick Leo will be Vice President

Gwen Stuler will be Secretary (and temporary Treasurer when needed)

Organizational meeting was adjourned at 4:33PM.