

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING
DECEMBER 6, 2016**

SIGN IN PROCEDURE: The sign in process commenced at 6:45PM. One additional resident, Cathy Noteware, was in attendance, for a total of four unit homeowners. A proxy was received from the following unit homeowners: Linda Cyr, Marcia Folderauer, Michael Meurer, and Eric Obert.

CALL TO ORDER: The meeting was called to order by Village President, Valerie Dawson at 7:00 PM.

BOARD MEMBERS PRESENT: Valerie Dawson (President), Lee Dimitriou (Vice President) and Ruth Hallas (Treasurer).

PROOF OF NOTICE OF MEETING: Sent November 1, 2016 and was confirmed by all present.

RATIFICATION OF MINUTES: The meeting minutes from the last homeowner’s meeting on November 11, 2015 were read. Lee Dimitriou made a motion to approve the minutes. Ruth Hallas seconded the motion. All in favor approved the minutes for filing.

REPORTS OF OFFICERS: Lee Dimitriou, who serves as Village Representative to the Hearing Committee described the Hearing process to attendees. Ruth Hallas, Village Representative to the Treasurer’s Committee reported that the Treasurer’s Committee made their recommendations for the 2017 budget to the Master Board, which will be discussed and presented to all unit homeowner’s at the Annual meeting in December 2016.

ELECTION OF INSPECTOR OF ELECTIONS: Cathy Noteware, 1006 Hancock Drive, was nominated by Lee Dimitriou for the position of Inspector of Elections. Ruth Hallas seconded the motion and by unanimous vote, Cathy Noteware was elected as the Inspector of Elections.

ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE: The Village Board positions of President, Vice President, Secretary and Treasurer and the Director position held by Anne Marie Nardini were expiring and needed to be elected, as well as the Master Board Representative needed to be elected. As there were no other nominations, per unanimous vote by all attendees, all three Board members present were re-elected as follows: Valerie Dawson (President), Lee Dimitriou (Vice President) and Ruth Hallas (Treasurer). The positions of Secretary and the position of Director held by Anne Nardini received no nominations and will remain vacant for the year 2017. As Village President, Valerie Dawson nominated Lee Dimitriou to serve as the Village Representative to the Homeowner’s Association Hearing Committee and Ruth Hallas was nominated to serve as the Village Representative to the Treasurer’s Committee. Both accepted the nomination to serve in their respective positions and were ratified by all attendees. As there were no additional nominations, the election of Valerie Dawson to be the 2017 Maples Village Representative to the Master Board, was ratified by all attendees.

UNFINISHED BUSINESS: REI was informed of homeowner requests to more closely monitor vendors who carry out service contracts such as gutter leaning, storm drains that are clogged with leaves and debris, etc. REI informed it is difficult to be all places at all times, but asks that homeowner’s contact

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them by phone or e-mail to report any concerns when vendors are on site. Concerns still remain about the costs of landscaping in the community, in particular, the cost to replace trees when they decline due to age, etc. Valerie Dawson informed that this is an ongoing budget discussion at Master Board meetings and with the Landscape Committee and that the Landscape Committee tries to maintain the landscape as a “premier community” to help maintain homeowner value. With the rising cost of vendor services, a topic of discussion at both Village and Master Board meetings continues to be the encouragement and involvement from all homeowners by volunteering to serve in Director Positions or on committees. The effectiveness of volunteering to share one’s expertise and knowledge cannot be underestimated when it comes to evaluating the expectations and effectiveness of the vendors we pay for upkeep of the Community. We are a Village and we need more than just the same few people volunteering their time. Attendance at the Annual Homeowner’s Meeting in December is also highly encouraged to discuss budget concerns for the upcoming 2017 year.

NEW BUSINESS: Attendees discussed their satisfaction with the new paving completed and await the grass reseeding to be done along driveways and curbs following the paving. Shrubs affected by the paving will be replaced in Spring of 2017. Revere Hill maintenance continues into the Spring of 2017. There is an Association Roof and Deck Committee looking for volunteers to serve as future bids will be sought and evaluated. There is also an Association Committee formed to evaluate the possibility of replacing the open style mailbox centers with locking mailboxes. Anyone interested should contact a Village Board member or contact Kim (REI) to get the dates and times the Committees meet.

ADJOURNMENT: Lee Dimitriou made a motion to adjourn the meeting at 8:00 PM. Ruth Hallas seconded the motion. All in favor. The Maples Meeting was adjourned at 8:00 PM.

Respectfully submitted,

Valerie Dawson, President