

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING
NOVEMBER 29, 2017**

SIGN IN PROCEDURE: The sign in process commenced at 6:45PM. One additional homeowner, Pat Lato, was in attendance, for a total of four unit homeowners. A proxy was received from the following unit homeowners: Eric Obert and Marcia Folderauer.

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 6, 2017 and was confirmed by all present.

RATIFICATION OF MINUTES: The minutes from the last homeowners’ meeting on December 6, 2016 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, Village Representative to the Hearing Committee, had nothing to report. Ruth Hallas, Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee made their recommendations for the 2017 budget to the Master Board, which will be discussed and presented to all homeowners at the Unit Owners’ Annual Meeting in December 2017.

ELECTION OF INSPECTOR OF ELECTIONS: There were no nominations for Inspector of Elections.

ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE: 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 position of Secretary received no nominations and will remain vacant for the year 2018. As Village President, Valerie Dawson nominated Lee Dimitriou to serve as the Village Representative to the Homeowners’ Association Hearing Committee and Ruth Hallas was nominated to serve as the Village Representative to the Homeowners’ Association Treasurers’ 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 2018 Maples Village Representative to the Master Board, was ratified by all attendees.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: An attendee requested the viability of having homeowners show proof of their maintenance standards being met (i.e., dryer vent cleaning, fireplace cleaning, etc.) and was referred to the Sterling Woods II documentation for maintenance standards and the homeowners’ responsibility if an event occurs and they were negligible in meeting those standards. Concern was expressed about the increase in common charges. Also discussed was the rising cost of vendor services which continues to be a topic of discussion at both Village and Master Board meetings. Attendees expressed the expectation of diligence from our Property Management Company, (REI), to seek out competitive bids from vendors when contracts are up for renewal. Concern was also expressed about more thorough

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING
NOVEMBER 29, 2017**

oversight from our Property Management Company, (REI), when vendors are on premise to carry out contracted services, (i.e., gutter cleaning, snow removal, etc.) If no oversight is possible at the time of service, then follow-up closely thereafter is expected “to be sure we are provided the quality of contracted services we pay for”. Lack of homeowner involvement in Village Board meetings, volunteering for Board positions, attendance at monthly Master Board meetings and volunteering on committees is a recurring topic at the Village meeting. The effectiveness of volunteering one’s expertise and knowledge of anything related to maintenance and preserving the values of our homes, cannot be underestimated. When it comes to evaluating the bids, financial contracts, expectations and effectiveness of vendors, any involvement in conjunction with REI’s expertise, contributes to the overall “wellness of the community at large.” We need more than just the same few people volunteering their time. Attendance at the Unit Owners’ Annual Meeting in December 2017 is also greatly encouraged in order to discuss budget concerns for the upcoming 2018 year. Involvement from all homeowners to volunteer their time is requested each year in the notification of the Annual Village Meeting as well as mentioned monthly in the Sterling Woods II Newsletter. Currently, the Roof and Deck Committee is looking for volunteers as future bids will be evaluated. Ideas are sought to encourage more participation. Anyone interested should contact a Village Board member or contact Kim at (REI) to get the dates and times that various 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