

Minutes from the Annual HOA Meeting 9/30/2026

1. Meeting Called to Order starting at 6:31 p.m.

2. Proof of Notice of this Annual Meeting: is the letter dated September 3, 2026, that was sent to homeowners by Dale Maristuen, Association Manager.

3. Roll Call and the Establishment of a Quorum: 22 members of the association plus 7 members by proxy established a quorum of 29 members. Board members present included Board President Dick Pickhartz, Vice President Rick Pratt, Jackie Colaizy, Ron Vilandrer who was finishing the term held by Phil O'Neil, who has moved out of the area. Patti Bettiga was absent. Property Manager, Dale Maristuen was also present. Dale introduced Alice Maristuen, his granddaughter, whom he will transition M & H Property Management to, along with his daughter in-law Sarah over the next year. Dale looks forward to retirement by the end of 2027. He has worked with the Villas of Victor Meadow since 2016.

4. The Annual Report and Financial Report were reviewed by Dale. Rick made a motion to approve the annual report, and it was seconded by Dick. It was unanimously carried. Dale noted that the budget is on target, and there is no current debt. He also noted that there is a sheet with information about the current master insurance policy in everyone's copy of the Financial Report, along with a page with instructions on how to make a claim, and how to request a certificate of insurance.

5. Nominations and Election of Board Members: The two-year terms for Dick Pickhartz, Rick Pratt, and Ron Vilendrер were set to expire at the annual meeting on September 30, 2026. All three named board members agreed to stay on for another two-year term in their current positions. There were no other people nominated or that voiced desire to become a board member. Lee Holden made a motion to approve the three board members to another term, and Ed McCormick seconded. The motion was unanimously carried.

6. Unfinished Business: Rick Discussed the Villas of Victor Meadow HOA Board Report for 2026. He reviewed the many projects that were completed by the board and with help from volunteers from the neighborhood since our last annual meeting in September Of 2025.

Dale noted that Krech Exteriors said repairs on the privacy walls of three attached villas on 150th Street will begin within two weeks and will take two weeks to complete.

Rick noted that Williston Irrigation will shut down the sprinkler system mid- October.

7. New Business: Rick reported that there is no plan at this time to increase HOA dues. The main financial unknown is the cost of master policy insurance next year, which

won't be renewed until May. There was discussion that the board could independently raise dues, if necessary, but letters would first be sent to homeowners giving notice of the increase.

7A. Social Committee Report: Helen Pratt reported that the National Night to Unite gathering in the neighborhood in August was well attended and a really nice time. The committee has made reservations at Rudy's Redeye Grill for Sunday, December 6, at 1:30 p.m. More information to follow including choices of entrée and cost. The committee consists of Helen, Debbie Closmore, and Suzanne Wiebusch

8. Homeowner Input: Mark Gilbert asked about having holiday lights again on the pergola. It was proposed that lights be turned on Thanksgiving Day and be turned off mid-late January. Mark made a motion to approve this proposal, and it was seconded by Rick. The motion was unanimously carried. Thanks again to Jerry and Joy Neumann for providing the electricity for the lights.

There was discussion about replacement of dead plants by homes as was done last year. Dick noted that was a one-time deal, and that now homeowners would have to purchase and plant replacements themselves. Ed McComick suggested that the list of suitable plants be utilized when choosing them. The list will be put on the HOA website. An Application for Architectural or Landscape Modification Form should be filled out and submitted before planting anything new, unless plants are identical replacements to plants that died. These forms are also available on the website: villasofvictormeadowhoa.org

Jerry Bennek asked about insurance coverage of roofs, and types of shingles. Some of the units in the neighborhood are 9-10 years old. Dale discussed how replacement policy changes to actual cash value as roofs age. Types and grades of shingles have different warranties. He will check on what types of shingles are on the homes in our neighborhood.

Jerry Neumann voiced concern over the way the lawn is being cut on the NE corner of his yard near the pergola. He described how the grounds crew races across the area "chewing up" the turf. Rick said he will be talking to Joey from the landscape company about the lawn edging issues and he will also talk to him about Jerry's concerns.

9. Adjournment: A motion was made by Rick to adjourn the Annual Meeting, and it was seconded by Jerry Neumann. The motion unanimously carried. The meeting adjourned at 7:21 p.m. The next quarterly meeting date is to be determined.
Respectfully submitted by Jackie Colaizy