

**CANDLELIGHT VILLAGE  
ANNUAL MEETING  
January 20, 2018**

**Agenda**

- A. Roll call (by sign-in sheet, owners present and proxies—determine if quorum is present)
- B. Proof of notice of meeting
- C. Reading and approval of minutes of preceding annual meeting
- D. 2017 financial report; 2018 Budget
- E. Maintenance issues
- F. Election of Directors
- G. Unfinished business
- H. New business: driveway repair, landscaping
- I. Adjournment

**MINUTES OF 2018 ANNUAL HOA MEETING**

- A. Terry Thigpin, Property Manager, called the meeting to order at 10:06. The meeting was held on January 20, 2018 at 903 S. Texas Avenue, College Station, Texas at the BVP Management offices. Board members present were Katerina Hall, President, and Juanita Boyd, Secretary. Attendance was recorded by sign-in sheet.  
Owners present by Unit #
  - #3 Katerina Hall
  - #4 Angel Morrison
  - #13 Holly Penn
  - #19 Robin and Pam Castell
  - #21 B. J. Broadhurst
  - #25 Walter Modgling
  - #25 Cynthia Corley
  - #27 Bob Walker
  - #30 Juanita Boyd
  - #32 Joseph and Kayne SpachekProxies were received from Jenny Driels and Dennis Mushinski.
- B. Proof of notice of meeting is included in the packet.
- C. Minutes for the 2017 annual meeting are included in the packet. After a few minutes to review the minutes, Holly Penn moved they be accepted as printed. Angel Morrison seconded the motion and it carried.
- D. Terry Thigpin discussed the financial documents in the packet: 2017 Cash Flow, Expense Distribution, and the Budget for 2018. Monies will be transferred from the reserve account to pay the fence replacement and painting loan balance of \$57,972.26 and to cover the negative operating cash balance as of December 31, 2017 of \$17,405.77. Included in the packet was a copy of the current account balance from Prosperity Bank. Terry went over a 2017 sales report for Candlelight HOA and prices for which the units were selling. Certificates of current insurance coverage are also in the packet. Juanita Boyd moved the Budget for 2018 be accepted as printed. Robin Castell seconded the motion and it carried.

**E. Property owners mentioned maintenance issues. Toni Myers, Brazos Valley Property Management, made note of the issues and will get back with the owners. Cynthia Corley, Holly Penn, Joseph Spachek, and Robert Walker volunteered to serve on a Landscape Committee.**

**F. Volunteering to return and serve on the Board for 2018 are Juanita Boyd and Katerina Hall. Also volunteering for the Board are Cynthia Corley, Angel Morrison and Kayne Spachek. Terry will check with Judy McIntyre to see if she would like to continue to serve. A meeting will be called in the near future to elect officers for 2018.**

**G. There was no unfinished business.**

**H. New Business**

**Terry discussed the need to consider making plans for driveway repair and landscaping to improve property values. The fenced area located in the common area containing electrical supply also needs to be considered for removal.**

**I. The meeting was adjourned at 11:54.**