

**VILLAS OF CAVE CREEK OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 07, 2022; 2:00 P.M. (PST)**

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 2:04 p.m. (PST) by Board Vice President Susan Dodd. Susan Dodd thanked everyone for attending and welcomed them to the meeting via video conference.

Those in attendance were:

Board of Directors:

Jeffrey Abramowitz, President
Susan Dodd, Vice President
John Holwager, Treasurer
Rosemary Callard-Szulgit, Secretary
Daniel Shaffer, Director

Trading Places International:

Joanne Hallert, Director of Resort Operations
Nicole De Casas, Administrative Assistant

Villas of Cave Creek:

Trish Dye, Manager

II. APPROVAL OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF MINUTES

The minutes of the December 13, 2021, Board meeting were approved as presented.

IV. REPORTS

Financial

MONTHLY STATEMENTS

The Board acknowledged receipt of and reviewed the monthly financial reports for the month ending December 2021 and the months preceding, including but not limited to the balance sheet, monthly income statement, cash flow report, check register, monthly general ledger, and delinquent assessment receivable reports.

Joanne Hallert reported that the association ended its year with a favorable variance to budget.

DELINQUENCY/COLLECTION REPORTS

The Board reviewed the delinquency and collection reports, noting that the delinquency percentage is less than budgeted.

HOA INVENTORY REPORT

The Board reviewed the HOA inventory report. Joanne Hallert mentioned that there are currently 233 HOA-owned intervals.

OCCUPANCY REPORTS

Joanne Hallert reviewed the occupancy reports, pointing out the 79.5 overall net occupancy.

Management e-mailed the Board the January 2022 occupancy report.

MANAGER'S REPORT

Trish Dye reviewed her manager's report and answered questions from the Board.

ACTION ITEMS

The Board reviewed the action items. Trish Dye informed the Board that there are still Wi-Fi issues with the corner units that they are trying to resolve.

V. OLD BUSINESS

There was no old business to discuss.

VI. NEW BUSINESS

2023 Meeting Dates

MOTION: Jefferey Abramowitz moved to accept the 2023 meeting dates as presented. Motion was seconded by John Holwager and approved unanimously.

2022 Annual Meeting

The Board changed the dates of the September and November 2022 Board meeting dates. Changes as follows:

August 29, 2022, Budget Board Meeting-Virtual

November 21, 2022, Board Meeting-Virtual

Deed Back Requests

The Board reviewed the deed back requests in the packet. Joanne Hallert answered questions from the Board.

VII. EXECUTIVE SESSION

As there was no other business for discussion in the executive session, the minutes of the previous executive session, December 13, 2021, were approved as presented during regular session.

VIII. ADJOURNMENT

The meeting was adjourned at 2:40 p.m. (PST).

Next Meeting Date

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Place</u>	<u>Type</u>
Monday	June 13, 2022	9:00 a.m.	Video Conference	Board
Monday	June 13, 2022	2:00 p.m.	Video Conf.	Annual

Respectfully submitted,

Accepted by,

Joanne Hallert, Director of Resort Operations
Trading Places International

Rosemary Callard-Szulgit, Secretary
Villas of Cave Creek Owners Association