**Villages at Westminster Homeowners Association**

**Special Board Meeting December 10, 2024**

The meeting was called to order at 7:00 P.M. by President Kelly. Board members present were Kelly Coronel, Ray Gdovic, James McMillan, Pat Duggan, Pat Speigner, and Gary Griffith. Also present were Kimberly Mills and many VaW residents.

By previous vote, the Board approved Kelly as chair of the Special Meeting to vote on the changes to the Governing Documents, as Kelly had not yet been voted as President for the new term. Ray Gdovic made a motion to begin the meeting and Chuck Speigner seconded the motion. The motion was approved.

Ballots were distributed to vote on approving the changes to the Governing Documents. Pat Duggan answered questions from the homeowners present and summarized the changes that have been made. The ballots were collected and counted along with the Absentee ballots that had been received.

There were insufficient votes to approve the changes to satisfy the 75% approval requirement from the homeowners. The Special Meeting will be continued on April 17, 2025, to allow time to collect the required votes. It was announced that Town Meetings for answering questions and explaining the changes for homeowners are planned for February 1, 2025, at 9:00 A.M. and February 11, 2025, at 7:00 P.M. The meetings will be held at the Clubhouse and will be available on Zoom.

The meeting was adjourned at 7:34 P.M.

grg 12/14/2024