

Green Field Villas 2 AGM Meeting 2023 Saturday, 28th January 2023

Meeting started at 10.10

Meeting closed at 11.37

Attendees:

House-Owners: 27

Proxies: 5

Agenda

1.) + 2.) Welcome and Committee report for 2022

The chairman Andreas Schlegel welcomed all the house-owners to the AGM and handed over to the different committee members for introduction.

The Chairman's report was discussed, no questions were asked.

3.) Rules and Regulations

This topic was dropped and will be discussed later due to some difficulties with the Land Office.

4.) New expenditures 2023

Pool renovation and possible Solar System installation

Your Greater View House 3 explained the problems with the pool and the chlorinators as well as the plans to put a Solar System to reduce the monthly electrical fees.

Street repair

Multiple companies were asked to come and view the damaged roads. Unfortunately, of all the companies that came only one gave a quotation. The estimated price for the repairs would be THB 200,000.00 maybe less.

Multiple Gym

The house owners discussed the possibilities to either repair or replace it. Depending on the funds left in the reserve fund this will be taken to the next financial year.

5.) Financial report and Proposed Budget 2023

JB explained the operation budget and expenses. No questions were asked.

House 18 put a motion forward to accept the proposed budget and House 3 seconded the motion.

All in favor

6.) Maintenance fee 2023 and Reserve Fund 2023

MAINTENANCE FEE

The maintenance fee for 2023 will be raised by THB 2,000.00 to THB 30,000.00 and an additional THB 7,000.00 (one time charge) for the reserve fund will be collected in total THB 37,000.00.

House 18 put the motion forward to accept the maintenance fee and the additional THB 7,000.00 for the reserve fund and House 16 supported the motion.

In favor: 23 HO Against: 9 HO

RESERVE FUND

The house owners discussed the reserve fund which is currently at THB 829,191.46. With the additional THB 7,000.00/house = THB 392,000.00 the reserve fund for 2023 will be THB 1,221,191.46.

The house owners made the decision that a minimum of THB 500,000.00 shall remain in the reserve fund. The committee is free to spend up to THB 700,000.00 for various repairs and investments according to the proposed budget and necessary maintenance discussed at the AGM.

House 3 put the motion forward to accept this proposal and House 18 supported the motion.

All in favor

PAYMENT OF THE MAINTENANCE FEE 2023

The committee fee may be paid in full THB 37,000.00 or in 2 installments of THB 19,000.00 and THB 18,000.00.

The payment is due latest by Tuesday, 28th February 2023 for the 1st installment or the full payment and for the 2nd installment 31st July 2023. Any payment after these due dates will be subject to a 10% late penalty surcharge.

Maintenance Fee payment methods: Bank Transfers

Bank payments: Proof of payment needs to be sent or handed to the committee. Failure to do so is considered a non-payment until further proof and a penalty of 10% will be added for late payment if applicable

5.) Election of Residents' Committee

The current committee asked the HO if anybody would like to join the committee in 2023.

House 4, house 16, house 26 and house 52 agreed to join the committee.

House 56 put the motion forward to accept the new committee members in the committee and House 49 seconded the motion.

All in favor

6.) Any Other Business

Cleaner from Pool house and Gym

House 26 filled a complaint about the cleaner of the communal areas. It was reported that the cleaner is rude and bossy towards people using the gym and the pool.

The committee will look into the complaint and if necessary, find a replacement for the current cleaner.

Security

House 21 was informed by guest of the house that the security demanded to take pictures of the guest's IDs. She thinks that this is against the law.

The committee will invite the chef of security to inquire about it and the law behind it.

House 26 brought a concern forward that the guards leave the small gate/door open next to the guard house and that street dogs have entered the park and the village through it. This gate/door should be closed at any time.

The committee will address this matter with the chef of security as well.

Closing

The AGM 2023 was closed 11.37 am.