

Annual Meeting

Via Zoom Videoconference

**MINUTES from the
November 11, 2020 Annual & Board Transition Meeting**

CALL TO ORDER: At 6:35 pm by Carolyn Hodges, Secretary and Acting Officer

PROOF OF NOTICE

The meeting notice and the Agenda were posted on the HOA website. An invitation to attend this meeting was sent out via email to the community on November 2, 2020, by website manager, Joe Rubinstein.

MINUTES OF OCTOBER MEETING

Owner, Joanna Anaradian, expressed the desire that the Minutes be read. Secretary Carolyn Hodges stated that the Minutes were posted to the website with a “draft” watermark and had been approved for posting by the Board.

Lorri White moved and Greg Lovato seconded that the Minutes of the October 7, 2020 meeting, prepared by Secretary Carolyn Hodges, be approved and posted on the HOA website (Draft watermark will be removed.) The motion passed with a roll call vote as follows:

Carolyn Ihrig – yes/with reservations
Carolyn Hodges – no
Joe Rubinstein – yes
Phil Savage – yes/with reservations
Greg Lovato – yes
Lorri White – yes
Togi Kinnaman – yes (by proxy)

ROLL CALL CURRENT BOARD (term expiration in November)

President: Carolyn Ihrig – 2021 (Present)
Secretary: Carolyn Hodges - 2021 (Present)
Member at Large: Joe Rubinstein – 2021 (Present)
Member at Large: Phil Savage – 2022 (Present)
Member at Large: Greg Lovato – 2020 (Present)
Member at Large: Lorri White - 2020 (Present)
Member at Large: Togi Kinnaman - 2022 (Excused – Proxy given to Carolyn Hodges)

ROLL CALL BOARD ELECT (term expiration in November)

Carolyn Hodges - 2021 (Present)
Carolyn Ihrig - 2021 (Present)
Togi Kinnaman - 2022 (Excused – Proxy given to Carolyn Hodges)
Laura Kronick - 2023 (Present)
Joe Rubinstein - 2021 (Present)
Phil Savage - 2022 (Present)

Rowdy Sluga - 2023 – (Present)

OTHERS / HOMEOWNERS ATTENDING

Daryl Richmond Business/Finance Manage (volunteer)

East Side Owners: JoAnne Hilton-Gabeler (16833), John Williams (16839)

West Side Owners: Joanna Anaradian (16910) [at Ihrigs’], Linda Baker (16928), Marcel Cretel (16964), Jim Fitzpatrick (16868), Pat Hammond (16886), Greg Lovato (16940), Dorothy & Denny Myers (16826) [at Savages’], Tommie Plank (16970), Janet Savage (16850), Butch Taylor (16946), Stan Thrift (16862) and Lorri White (16952)

SEATING OF HOA BOARD ELECT

Signing of HOA Board Code of Conduct

Carolyn Hodges reported that the HOA Board Code of Conduct was signed by the two new Board members, Laura Kronick and Rowdy Sluga and forwarded to her as Secretary.

Adjournment of Board meeting led by “Current Board”

Carolyn Hodges, Acting Officer, adjourned the meeting of the current HOA Board at 6:52 pm.

CALL TO ORDER: Carolyn Hodges, Acting Officer, called the meeting of the newly seated HOA Board to order at 6:52 pm.

Nominations and election of new officers

For President: Carolyn Hodges nominated Laura Kronick and Rowdy Sluga seconded; roll call vote was 4 for and 3 against:

Carolyn Hodges – yes

Carolyn Ihrig – no

Togi Kinnaman – yes (by proxy)

Laura Kronick - yes

Joe Rubinstein – no

Phil Savage – no

Rowdy Sluga - yes

Carolyn Ihrig nominated (simultaneously) Joe Rubinstein and Phil Savage seconded; roll call vote was 3 for and 4 against:

Carolyn Hodges – no

Carolyn Ihrig – yes

Togi Kinnaman – no (by proxy)

Laura Kronick - no

Joe Rubinstein – yes

Phil Savage – yes

Rowdy Sluga – no

Nomination of Laura Kronick as President sustained.

Carolyn Hodges stated that newly elected President Laura Kronick would now take over running the rest of this meeting.

For Treasurer: Laura Kronick nominated Rowdy Sluga and Carolyn Hodges seconded; roll call vote was unanimous:

Carolyn Hodges – yes

Carolyn Ihrig – yes

Togi Kinnaman – yes (by proxy)

Laura Kronick - yes

Joe Rubinstein – yes

Phil Savage – yes

Rowdy Sluga - yes

For Secretary: Laura Kronick nominated Carolyn Hodges and Rowdy Sluga seconded; roll call vote was 4 for and 3 against:

Carolyn Hodges – yes

Carolyn Ihrig – no

Togi Kinnaman – yes (by proxy)

Laura Kronick - yes

Joe Rubinstein – no

Phil Savage – no

Rowdy Sluga - yes

Nomination of Carolyn Hodges as Secretary sustained.

For Vice President: None nominated at this time.

FINANCES

Financial Report

Volunteer, Business/Finance Manager, Daryl Richmond, who now lives in Florida, gave the following reports: (Joe Rubinstein displayed and all attendees could view) the financial reports

- Statement of Financial Position dated October 31, 2020
- Monthly Budget Report dated October 2020

These financial reports were posted on the website prior to the meeting and are attached hereto.

Daryl Richmond reported that a Certificate of Deposit (CD) in the amount of \$21k is held at ENT because they had the best interest rate at the time.

We currently have \$17,000 in the money market account and two other CDs at LPL that will mature in July 2021.

Volunteer Finance Manager “resignation” date & financial control (Daryl Richmond, Treasurer Rowdy Sluga and President Laura Kronick)

Daryl Richmond intends to finish out this year but will not do any work in 2021. He will resign by the end of this year.

Daryl Richmond reported:

Taxes will be filed.

Non-profit Status Section 528 is not in jeopardy to his knowledge.

Back Tax Returns will not be filed.

New signers-signatory authority on bank accounts, LPL, ENT (present & future)

President Laura Kronick reported that this should be completed by the first of next week (November 16, 2020.)

Approve 2021 Budget

Daryl Richmond stated that since he, personally, did not do the 2021 budget, Joe Rubinstein should handle this portion.

Joe Rubinstein reported that he will start with the property management report as follows:

Realistic management company amount \$10k - \$20k (Joe Rubinstein/Butch Taylor)

Joe Rubinstein stated that he was tasked with the process of investigating management companies at the September 9, 2020 meeting. Phil Savage and Butch Taylor assisted him in this process. Joe stated, "Butch Taylor was a pit bull in negotiating the contracts."

Joe Rubinstein displayed (and all attendees could view) slides showing the process for determining the criteria of selection of a management company. (The property management presentation is posted on the website.)

Joe Rubinstein reported that owner, Joanna Anaradian began a grass roots movement to poll the neighborhood regarding hiring a management company. The results of that poll were 26 for, 1 against and 3 needed more information.

Joe Rubinstein reported that 2021 quarterly dues for the East Side will be \$600 and for the West Side will be \$980.

Joe Rubinstein reported that the Board approved the 2021 Budget With Management at the October 7, 2020 meeting. Selection of a management company will be made at a subsequent Board meeting.

Contingency Reserve for 2021

For the Common budget there is currently over \$7k that if not spent, will be moved to a new Grounds Repair (concrete) Reserve. For the West Side budget, there is currently over \$2k, that if not spent will be moved to the Roof Replacement Reserve

2021 Budget Vote

A courtesy budget vote by all owners' present (non Board) unanimously passed (Tommie Plank, Joanna Anaradian, Greg Lovato, Denny Myers, JoAnne Hilton-Gabeler, John Williams, Lorri White, Stan Thrift, Linda Baker, Marcel Cretel, Jim Fitzpatrick, Pat Hammond and Rowdy Sluga/Jamie Childers (they own 2 homes on the East Side.)

CertaPro Painting

In accordance with budgeting (1.5 units budgeted per year), two units will be painted in 2021.

Allowance for "legal" – Not discussed

Pest Control

Costs for pest control will probably increase next year due to an ant infestation.

Concrete Repair in 2020

Costs for concrete repair exceeded the amount budgeted and the funds were taken from "Grounds Repair" to cover this excess.

2021 Reserve Study Status

Phil Savage reported that in addition to Aspen Reserve (\$3,380) he also contacted Association Reserves (\$2,230) and SB/SA (\$2,700) that were recommended by the management companies. (A reserve study is not included in the management company costs.) The costs were consistent across the three candidates and the difference was in the turnaround time for the study.

Phil Savage moved and Joe Rubinstein seconded that we engage Association Reserves to conduct a reserve study and pay one-half (\$1,115) now and the balance at completion. A roll call vote was taken:

Carolyn Hodges – no

Carolyn Ihrig – yes

Togi Kinnaman – no (by proxy)

Laura Kronick - no

Joe Rubinstein – yes

Phil Savage – yes

Rowdy Sluga - yes

The motion passed with 4 yes and 3 no votes.

Walkway status and cost

Carolyn Ihrig reported that a railing was installed at 16850 West Side at a cost of \$1,172.76 versus \$5,000 to remove the walkway; insurance company thought it was great; photos are available.

Shafer Group "light review" status

Carolyn Ihrig reported that Shafer Group had completed their report and it was a very good review. Highlights of the review were that tax returns are being filed on the proper form, 1120-H, and that a journal entry should be posted to the Roof Replacement

Reserve Account in the amounts of \$7,200 and \$800. The report will be given to Secretary Carolyn Hodges.

UNFINISHED BUSINESS

Bookkeeper interviews status

This was moot given the decision to use a property manager.

Gutter cleaning status

Phil Savage reported that a blast email to owners was sent out giving the date of the cleaning; not all owners received this message. The gutter cleaning was completed on November 2nd and he was not aware of any East Side owners using this service.

Limited Amendment results

Carolyn Ihrig reported the originally mailed documents were not handled appropriately by the post office and she is working on getting a refund. State law dictates that you cannot extend the date to respond, thus the process must be done again. However, it passed with 34 “yes” votes and 1 “no” vote. She is working on this issue.

Maintenance Rule status

Carolyn Ihrig reported that the Maintenance Rule is finished and will be presented at the next Board meeting for approval.

Insurance Rule status

Carolyn Ihrig reported that the Insurance Rule is finished and will be presented at the next Board meeting for approval.

Website status

Joe Rubinstein reported there were issues with the GoDaddy account and it has been resolved.

Architectural Control Committee (ACC)

Greg Lovato reported that the ACC approved the installation of a small pergola at 18675 East Side. The owner submitted blueprints and an approval letter from the adjoining neighbor.

Greg Lovato stated that he met with a contractor yesterday re the West Side fencing and it was estimated to cost approximately \$30/per linear foot to do the needed repairs. We could do the repairs in 100 foot sections according to need.

President Laura Kronick asked if any East Side fencing needed replacing. Greg Lovato reported he was not aware of any but would look into it.

Joanna Anaradian mentioned that the Richmond Homes behind her should share in the cost of the fence repairs because they benefit from the fences.

President Laura Kronick asked Greg Lovato if he would remain on the ACC. He stated that he would.

Phil Savage mentioned that his lighting request should be addressed. Greg Lovato reported that Phil wants to change his front porch lights to accommodate photocells and photos show that there is not an appreciable difference from the existing lights. Greg said it was a tentative yes approval, but he wanted a detailed request submitted to the ACC for consideration and Board approval.

NEW BUSINESS

Nominating/Election Committee 2021/2022

President Laura Kronick asked Joe Rubinstein if he would act as Chairman of this Committee and he agreed to do so. Three owners, Tommie Plank, Lorri White and Linda Baker, volunteered to also serve on the Committee.

Settlement Agreement plan to comply

President Laura Kronick stated that this has stopped being a legal issue and is a compliance problem; she will present a plan at the next Board meeting.

2021 Calendar of Board meetings

It was decided to keep the Board meetings on the 2nd Wednesday of the month. The next two meetings will be: December 9, 2020 and January 13, 2021.

OWNER COMMENTS

Joanna Anaradian

Owner Joanna Anaradian, stated that there were two issues she wished to address:

1. The placement of officers is incorrect; the Bylaws supersede; we could continue with a Board of 5 members and it's corrupt. She wants to remind us that the homeowners can remove any Board member with or without cause
2. The Binder Report is erroneous, she wrote a letter with her corrections; she is requesting that Carolyn Hodges correct her report within one week. If any owner wants a copy of her response to the Binder Report, she will be happy to provide it. (A copy of the October 8, 2020 letter written by Joanna Anaradian is attached to the October 7, 2020 Minutes as "Report Response" and is posted on the website.)

Lorrie White, thanked past presidents JoAnne Hilton-Gabler and Carolyn Ihrig for allowing her to complete Paul Baerman's term on the Board. She enjoyed getting to know her neighbors and loves living here.

Marcel Cretel, asked Treasurer Rowdy Sluga when he anticipated an audit?

Rowdy Sluga responded that since he doesn't take over till the end of the year, he doesn't anticipate an audit before year end. However, if the Board would like it done before then, an audit is certainly a possibility.

Marcel Cretel said he was just wondering how that affects the property management time frame.

Rowdy Sluga responded that he didn't anticipate it holding up the property management issue because he is in favor of a property manager and feels that any audit of our books should be done concurrently and since he just got appointed Treasurer tonight, this will have to be discussed with the Board.

Marcel Cretel asked Joe Rubinstein if he was aware that he should be in contact with Rowdy Sluga?

Joe Rubinstein responded that there must be some confusion between the budget and the books and Rowdy Sluga was on the committee that presented the budget.

Phil Savage asked Joe Rubinstein when he presented the last round of the budget. Joe Rubinstein responded that it was at the October meeting.

Marcel Cretel inquired if the vote for decks went through.

Joe Rubinstein responded that he believed that it did go through and he had reduced a line item in the budget re decks.

Greg Lovato thanked the Board for allowing him to be part of the past Board and he likes the new Board and wishes them well; he thinks a property manager will be very helpful because it's been rather dramatic lately.

ADJOURN

President Laura Kronick adjourned the meeting at 8:35 pm.

Respectfully Submitted,

***Carolyn Hodges**

Carolyn Hodges, Secretary

*Signature on file with the HOA