

Annual Meeting Minutes
5/22/2024

Meeting called to order 6:37 PM by Laura Christiansen

Current Board members in attendance:

Laura Christiansens - Chair
Justin Martin – Treasurer
John Carnathan- Secretary
Cornelia Seigneur – Member-at-Large
Steve Houseworth – Member-at-Large

Board introduced to attendees.

Chuck Katter & Catherine Richardson:

JoAnne Houseworth
Gary and Lynn Van Zandt
Libbie & Pete Butler
Sandy & Stuart Silver
Gordon Rabing
Liz Hammack
Rebecca and Phil Roach
Mary Latimer
Jay & Malina Doty
Greg Giboney
Joe Bowers

We received proxies from:

Linda Van Winkle-Wiedemen
Jim Wickwire
Jason Cedergreen
Richard Hanson
Austin Walker
LisaAnn Shelton
Laureen Felton
Matt McGuire
Greg Huntziger
Harry Saporta
Al Calcagno
Russell Klein

We have exceed the members represented to meet the quorum requirement by 8.

First topic was projects completed in the last year.

Projects done in the last year and by whom:

- New Web Site – Developed by Steve Houseworth
- Pathway – Community Project – Pavers donated by Christiansens, gravel hauled by Bob Rouse, path built by John C, Steve Houseworth, Chris Seigneur, and Bob Rouse

- Club house cleaned – On going project by John Carnathan
- Painted The Bus Stop – Sue Barton-Venner – Volunteer
- New Play Structure -Purchased and donated by: Jason and Sarah Gunderman & Austin and Walker
- New Play Structure Assembled by volunteers.: Jason Gunderman, Austin Walker, Chris Seigneur, John Carnathan, and Bob Rouse
- Spread Wood Chips – Community Project (Wood chips sourced from Chip Drop – free)
- New Key System For Club House – Sourced and installed by Steve Houseworth

As part of the discussion John Carnathan asked the members in attendance if they had any projects that they would want the board to focus on. The number one was fixing any dry rot on the clubhouse so it doesn't get worse and, after that finishing the bathroom. There were other items mentioned but none that rose to the same level as these.

Justin Presented Year To Date Financial Numbers

We saved a lot on electricity but spent the money on improvements to the club house, but Landscaping took an increase this year. Net was a projected \$188.55 over budget for 23-24 budget year. Year end checking balance is \$20340.76 and the reserve account balance is \$5975.84

Three members have still not paid the special assessment. Five members over paid and donated the extra to the sport court project. Two members are more than 90 days late (actually many years) in payment of the regular dues.

The board has decided to start to start reporting our members payment history to the credit bureaus during the next budget year.

We will continue to remind those that have not paid and will be adding the 6% annual interest to what they owe. If all else fails we will collect when they sell their homes.

Sport Court Repair Update

Have to have at least 4 to 5 more days over 75 degrees with no rain and low pollen count to finish. John Carnathan to source locks of some kind to secure gates to courts after repairs done.

Talked about key code locks like on club house door but will look at all options based on money available.

Talked about money available to replace court divider net and supports. Approximate cost for center divider net is \$700.

Talked about rules and who would police them. Hours to be 9 am to dusk No one wants to be the cop, but we need to at least make an effort to maintain our warranty on the repairs being done. Suggestion was made to put pickle ball court schedule on the web site if that becomes a problem after the courts are finished. Also it was empathized that only one pickle ball game will be allowed at one time.

Joanne Houseworth has volunteered to be Social Committee Chair

She wants to bring back monthly mixers at the clubhouse and other events. More to come.

Open Forum Subjects:

Broken step on play structure that needs fixed.

Fix or replace broken basket ball hoop

Continue roof maintenance

Make painting the clubhouse a community project when we can afford the paint.

A question was asked if we are working on updating the By-laws of the HOA. We are in the process of looking at possible changes. It takes 31 people to agree to the changes for them to take effect.

There will be three open positions on the board we need to find volunteers for.

Bob Rouse was nominated by Jay Doty and he accepted. Rebecca Roach was nominated and accepted. No one else would volunteer.

There was a vote and both candidates were elected, but there was one dissenting vote. After the meeting it was determined that Rebecca was not eligible to be on the board and she resigned. Based on the By-Laws a board member must own property in the HOA to qualify to be on the board. Currently the board only has 3 members.

Steve Houseworth

John Carnathan

Bob Rouse

We are going to continue to look for more volunteers.

Meeting adjourned at 7:45 PM

~ Approved by prior and new Board of Directors on May 26, 2024