

Meeting: NSHOA Annual meeting of the Homeowners

Minutes recorded by: Paul Throckmorton

Date: 11/5/06

Time: 1:20pm

Location: Neighborhood hot tub area

Chair of meeting: Steve Muller

- (a) **Roll call and certification of proxies; determination of quorum** (quorum is 30%, which is $71 * 0.30 = 21.3$) ==> 22 homeowners; although votes on rules require 51% ==> 37 owners)

There were fewer than 37 people present at the time when we started the meeting, but more than the 22 (30% of 71 owners) required to constitute a quorum for voting on most matters. Several people went to various peoples' homes to recruit them to come to the meeting or to sign a proxy. (Thanks very much to the people who did this last-minute recruiting, whose efforts enabled us to have enough homeowners/proxies to effectively have a chance to vote upon the policy & procedure motions.)

- (b) **Proof of notice of meeting**

On October 16th 2006, the notice of this meeting was sent to all owners of record, which meets the requirements of our Bylaws.

- (c) **Reading of Minutes**

Steve Muller read aloud the complete text of the 2005 annual meeting minutes. We voted upon approving the minutes as read (33 in-favor; 0 against).

- (d) **Reports of Officers**

1. President

- a. Steve said thanks to: annual meeting attendees for coming and helping us have enough owners' input; owners/residents for their well-kept properties; to the people who improved the volleyball court/net; and to the Board members for their efforts throughout the year.
- b. He mentioned that the Board lost 3 of its 8 members early in the year. Thanks also to Veronica Precella for her willingness to join the Board and fill one of the 3 vacant spots.

2. Treasurer (Steve Muller reported because the Treasurer position has been vacant)

- a. Steve reviewed the current year's expenses. He noted that the water bill has been extremely high during the summer months and that the Board hasn't been able to investigate the situation due to a lack of available time.
- b. Other expenses were roughly as expected, and we're approximately on-budget.

3. Secretary

Nothing to report.

- (e) **Reports of Committees**

4. Hot Tub:

- a. The deck surrounding the hot tub has recently been temporarily repaired, and there was discussion about long-term solutions. The quote for having the deck replaced with a deck constructed from Trex is approximately \$2800.
- b. Cindy mentioned that she's had trouble finding someone to fix the hot tub deck, because many businesses aren't willing to work for HOAs.
- c. There was some discussion which included various owners about whether we want to have a neighborhood hot tub in the long term. The majority of owners seemed to believe that we

do want to keep a hot tub. People who live near the hot tub say that they see it being used frequently.

- d. Details about the vote on replacement of the deck are in the “New Business” section below.
- 5. Landscape (Steve Muller reported because the Landscape chair position has been vacant):
 - a. He mentioned that we requested and received, early in 2006, multiple bids for the common-areas landscaping work. The Board decided to stay with The Green Plan because their bid was similar to other bids and because they have been doing the work for a number of years, whereas there is not a lot of continuity in people on the Board.
- 6. Architectural Control Committee (Steve reported because the ACC chair position is vacant)
 - a. Steve reported that the ACC did do its annual walk-around earlier this year, but that the ACC didn’t get to follow-up on the results because of a lack of volunteer time.
 - b. During the annual walk-around, the ACC noted improvement in condition of the average property over the past few years.

(f) Consideration of proposed budget and vote on ratification

We voted on a motion to approve the 2007 budget presented in the annual meeting packet of materials; the vote was 40 owners in-favor and 0 against.

(g) Election of directors

These eight homeowners were nominated for election to the HOA Board of Directors:

Kristian Benson	Steve Muller
Jennifer Abshire	Thor Berg
Ted Kennedy	Cindy Johnson
Rick Ditmars	Paul Throckmorton

Secret ballots were completed and collected during the annual meeting.

(Immediately after the meeting, several “disinterested” homeowners were recruited to count the votes for the Board of Directors. They found that each of the 8 candidates received between 38-40 votes of the 40 ballots cast, so all 8 nominees have been elected to the 2007 Board of Directors.)

(h) Unfinished business

There was no unfinished business to be conducted.

(i) New business

- 1) Consideration of 4 amended and 1 new Policy and Procedure documents and vote on ratification.
 - a. There was some discussion about why the proposed changes were deemed necessary. One homeowner mentioned her objection to the continued inclusion of a statement related to allowing the board of directors to deviate from the policy & procedures when they believe it is reasonable. Discussion included some aspects of the policy & procedure concerning board member conflicts of interest.
 - b. We voted on a motion to approve all 5 policy & procedure documents as presented in the annual meeting packet of materials; the vote was 39 owners in-favor and 1 against.
- 2) Consideration of proposals to replace decking structure around hot tub.

We voted on a motion that the hot tub deck could be replaced with a Trex deck as long as it does not exceed \$3000. The motion was approved, with 32 owners in-favor and 4 against.
- 3) Other new business
 - a. One owner mentioned that there was a loud party near her home and that an attempt to get the noise level reduced brought a rude gesture; she asked what owners would suggest be done in

situations like this. The general response seemed to be to try to call the owner (if the home is being rented) and/or call the police to report a noise problem.

- b. For other situations where there is a problem that involves an HOA covenant violation, owners can contact a Board member, or an ACC member if the problem relates to an ACC issue.
- c. This conversation brought up another task that would be good to accomplish if the Board has the time: send notices to non-resident owners asking them to be sure to tell their renters to be considerate of neighbors and don't violate the covenants.

(j) Adjournment

The meeting was adjourned at 2:15pm.