



## Annual Meeting of Members Minutes

January 10, 2017

Edison School, Multi-Purpose Room

Meeting called to order at 7:07

Quorum call: Based on receipt of 119 signed proxies, we have a quorum. Homeowners in attendance were 44.

Board Members Present –Michael Britton, Paula Clark, Beth DeGolia, Gregg de Haan, Jere Ingram, Kevin Jensen, Matt Jennings

Vote to approve the January 2016 annual homeowner meeting minutes: passed. Meeting minutes from past homeowner meetings are available on the HOA web site for review. These meeting minutes will be posted after about one week.

Treasurer's report was delivered by Michael Britton

- We finished 2016 with slightly more money than we had at the beginning of the year, in spite of the expense of multiple mailings, as well as funding holiday lamppost decorations as well as opening a reserve account. This was made possible by title transfer fees. Homeowner assessments do not cover all the administrative expenses of the HOA.
- Our largest expense is D&O insurance, followed by postage for mailings
- The board of directors has approved the budget for 2017 in November regular board meeting as per HOA bylaws; historically the budget was presented to the homeowners and approved in the annual meeting, so the 2017 budget was voted on and re-approved by the homeowners. Going forward the budget will be approved by the board.

Recap of 2016 Activities:

- Major focus areas in 2016 were determining the goals and vision of the HOA, bringing the HOA more into compliance with HOA laws, and increasing community outreach, as well as reviewing the HOA financial status

- Highlights of 2016 include:
  - Homeowner survey: mailing was done to all homeowners mid-year; homeowner feedback was solicited to determine the HOA priorities. Results were compiled and posted on the new website.
  - A new website and HOA branding (lamppost logo) were developed by Matt Jennings. The website contains information about the HOA, as well as a map, contact information, and links to our governing documents. Homeowners can send emails or leave a voice mail to contact the HOA board.
  - Setting up new P.O. box, phone number, fax number for the HOA
  - Implementing a new accounting system to replace the “Dave Needle” system. Assessment invoices and payments were entered into the new system, as well as homeowner contact information.
  - Extending the CC&Rs: ballot mailing to renew the existing CC&Rs for 20 years passed with 340 ‘yes’ votes and 41 ‘no’ votes (of 495 total properties).
  - Initiating discussion with city regarding sidewalk issues caused by trees
  - Funding lamppost holiday decorations and coordinating volunteer decorating effort
  - Documenting HOA policies and creating annual disclosures documents.
  - Creating a reserve fund separate from the operating account

#### Opportunities for 2017:

- Continue to develop the website as a resource for the HOA community and to facilitate communication
- Continue to support development of community interest groups (based on survey feedback)
- Continue to work on the Architectural Review guidelines and process
- Potentially look into CC&R language updates (based on member feedback)

#### Questions and Answers:

- Jim Strehlow requested to represent the HOA at transportation meetings.
- There was a suggestion about making board positions 2 years long and staggering the terms so that there was some continuity on the board.

#### Nomination and Election of board:

- Matt Jennings called for nominations for new board members, and presented the general qualifications and responsibilities for board members. Association members can nominate themselves. Troy Staten nominated himself and gave a brief statement.
- Current board members each gave a brief statement.
- Paper ballots were distributed and were returned to be tabulated.

Meeting was adjourned at 8:25