

Approved Minutes-2022-Annual Association Meeting-February 27, 2022

- I. **Call to Order** - The President, Jeff Hughes called the meeting to order at 2:08 P.M. Jeff greeted and welcomed the Homeowners and thanked them for their participation.
- II. **Roll Call, Certifying of Proxies** - Lisa Walker, Election Monitor, certified the proxies. A Quorum was reached by a combination of electronic votes, 36.98%; directed proxies, 11.30%; and in person ballots, 0.69%; for a total of 48.97%, exceeding the Quorum minimum of 25%. 22 members were present in person & 2 via Zoom.
- III. **Proof of Notice of Meeting** - Mailed February 09, 2022, announced by Jeff Hughes.
- IV. **Reading and Approval of Minutes for 2021** - Jeff Hughes moved for approval - approved by a raise of hands.
- V. **Reports of Officers and Committees**
 - A. Finance Committee-Darrell Traeger, Chairman.
 1. The annual audit for 2020 was held for the completion of the Reserve Study so that the Fixed Assets are properly documented in the audit. 2021 is also pending.
 2. Review of finances was detailed in the Annual Meeting Package's INCOME/EXPENSE DETAIL 2012-UNAUDITED 2021 & PLAN 2022 and the BANK BALANCES YEAR END 2021 & 2020. Year end 2021 status – HVAC LOAN was paid off and the RESERVES balance was \$499,652.45.
 - B. Summary Report for Officers/Committees – Carrie Bailey, Operations Manager
 1. Electronic voting, for the second year, has been well received and increased owner participation.
 2. Review of major administrative achievements, infrastructure improvements & reserve funding over the past six years.
 3. Areas of community funding for the coming year.
- VI. **Election of Managers: 3 Vacancies, 5 Candidates**
 - A. **Tribute to Darrell Trager by Jeff Hughes**– Thank you for 6 years of service and 4 years of leadership as President through the Pandemic and many other challenging times and issues.
 - B. **Nominating Committee - Jim Eason, Chair, Susie Brown & Phyllis Wells**
 1. Jim Eason introduced the five nominees and asked each to speak about their reason for running: Martha Burks, Butch Craven, Gaela Renee Hall, Malena Marshall (not present), and Betty Walley.
 2. Collection and counting of In-Person Ballots.
- VII. **Unfinished Business**
 - A. **Board Comments – Jeff Hughes** spoke of the many contributions made by former neighbors and board members, **Jo Leeper** and **Joe Dobbs**, both who passed away in 2022.
 - B. **Member Comments:**
 1. Jacy Allen reported that a few months ago she did not get a response to an afterhours call requesting help to turn off a water hose. A discussion followed. Carrie Bailey responded:
 - a. If you do not receive a call back within 15-20 minutes, call again.
 - b. Unanswered calls must be immediately reported to the Office so the issue can be addressed.
 2. Deborah Robinson asked about:
 - a. The timing of street repairs. The streets will be repaved once all the roofing issues are resolved.
 - b. The painting schedule for her condo railings. The railings are on the list to be painted.
 - c. And commented, the landscaping is looking very good, and the committee is doing a good job.
- VIII. **New Business**
 - A. **IRS Revenue Ruling 70-604** - Motion made by Jeff Hughes: Approve IRS Revenue Ruling 70-604 for 2021 so that excess Income from 2021 will be “carried forward” for Reserve spending in 2022, in lieu of paying tax on that income to the IRS. **Motion was seconded and approved by a show of hands.**
 - B. **Election Results** – Election Monitor, Lisa Walker announced that Martha Burks, Gaela Renee Hall and Betty Walley had been elected to serve the 2022-2025 board terms.
- IX. **Adjourn Meeting** - Jeff Hughes, called for a motion to adjourn the meeting, which was seconded. The motion was approved, and the meeting was adjourned a 3:06 P.M.

Judith Anne Lyle, Secretary

