

## **Approved Minutes-2024-Annual Association Meeting-February 25, 2024**

- I. **Call to Order** - The President, Jeff Hughes called the meeting to order at 3:12 P.M. Jeff greeted, welcomed the Homeowners, and thanked them for their participation, then reminded everyone that the Zoom meeting is recorded, and member comments will be heard at the end of the meeting.
- II. **Roll Call, Certifying of Proxies** -certification of the proxies. A Quorum was reached by a combination of electronic votes, directed proxies, and attendees in person at the meeting: present via electronic vote 44%, present via directed proxy 8%, by in person ballots 2% for a total of 54% exceeding the Quorum minimum of 25%.
- III. **Proof of Notice of Meeting** - Mailed February 13, 2024, as announced by Jeff Hughes.
- IV. **Reading and Approval of Minutes for 2023** - Jeff Hughes moved for approval of the minutes which were approved by a raise of hands.
- V. **Reports of Officers and Committees**
  - A. **Finance** -Jim Eason - Review of finances was detailed in the Annual Meeting Package's INCOME/EXPENSE DETAIL 2020- UNAUDITED 2023 & PLAN 2024 and the BANK BALANCES YEAR END 2022 & 2023. Year end 2023 TOTAL RESERVE FUNDS \$681,140.71.
  - B. **Building** – Jeff Hughes – in Dan Burbine's absence Jeff reported that the upgrades to the condos were following protocol under committee supervision. New maintenance crewmember, Delisha Hart Is very helpful and works well for operations. The committee is also reaching out to the trade schools and other resources for apprentices to our maintenance crew.
  - C. **Bylaws & Rules** – Phyllis Wells – commented that we are doing well as a community with most of residents maintaining pet rules and thanked everyone for their cooperation.
  - D. **Landscaping** – Jim Eason – reported that the committee was prioritizing projects according to the budget.
  - E. **Communications** – Carrie Bailey for Gaela Rene Hall–The association transitioned to an electronic version of the newsletter. Currently, we have an underutilized website which the committee plans to update in2024. Committee member Susie Brown reminded homeowners to become involved through the following committees: landscape, social, building, finance, rules, communications. If interested, please contact the office or that committee chair. All our candidates are serving on committees.
  - F. **Social & Hospitality** – Jeff Hughes for Martha Burks reported that Martha will be announcing upcoming events and commented that she has done such a wonderful job this past year.
  - G. **Community Networking** – Nancy Baker reported on local neighborhood and city projects and safety scam information.
- VI. **Election of Managers for 3 Vacancies**
  - A. **Nominating Committee – Phyllis Wells Chair, Susie Brown, Barbara Wertz.**
    - 1. Phyllis Wells introduced the 5 nominees and each to spoke about their qualifications and reason for running: Nancy Baker, Jim Eason, Malena Marshall, Marty Park, Rick Wilson.
    - 2. Collection and counting of In-Person Ballots.
- VII. **Unfinished Business** - None
- VIII. **New Business**
  - A. **Board Vacancy and Appointment** – Jeff Hughes – on February 1 Gaela Rene Hall resigned from the board as Chair of Communications. As chair she rolled out the digital format of the quarterly newsletter. On February 7, the board appointed Barbara Wertz to serve out her term.

## **B. Board Comments**

1. **Jeff Hughes** on behalf of the Board thanked Judith Lyle for her 15 years of service and contributions to the community and presented her with a beautiful arrangement of 15 red roses.
2. **Carrie Bailey** discussed the impact of property insurance increases. The Board will be investigating passing deductible charges to owners because Loss Assessment coverage will pay for the loss. Additional information will follow.

## **C. Member Comments**

1. **David Campbell** – asked for clarification of the traffic light issue. Jeff responded that he has submitted a reset request to the TXDOT for the traffic light at Arapaho to alleviate congestion on Preston that blocks our entrance.
2. **Susie Brown** – reported that Barbara Wertz has contacted an official requesting lines be painted across the intersection for greater marked clarity.
3. **Susie Collins Turner** – asked a question about the increase in cost for utilities from 2020 - 2023. Carrie answered that the water cost is higher than electricity. Gas and water cannot be contracted. The 4-Pipe Chilled Water HVAC system uses about 20% of the water. Payroll and Administration costs increased because Lupe Gonzalez sustained an on-the-job injury and was off work for several months requiring temporary workers. Susie recommended using the resources available from The Skilled Work Force Commission as an apprenticeship trainee for our maintenance crew. Susie also asked if the association is doing anything to increase member participation. Carrie responded that in November our committees hosted a successful meeting to organize which was led by Susie Brown. This resulted with Owners joining committees based on their interests and skills. Each Committee set goals for 2024 and planned the next meetings
4. **Rick Wilson** – clarified that the HOA utility breakdown is just for utility usage with the assessment fee separate.

**D. IRS Revenue Ruling 70-604** –Jeff Hughes moved to approve IRS Revenue Ruling 70-604 for 2023 so that excess income from 2023 will be “carried forward” for Reserve spending in 2024, in lieu of paying tax on that income to the IRS. Betty seconded the motion. The motion carried by a show of hands.

**E. Election Results** –Carrie Bailey announced that 44% of ownership voted online. Total homeowner participation 54%. The candidates elected for the 2024-2027 board terms are Nancy Baker, Jim Eason and Marty Park.

**IX. Adjourn Meeting** - Jeff Hughes called for a motion to adjourn the meeting. Nancy seconded the motion. The motion carried by a show of hands and the meeting was adjourned at 4:21 P.M.

Judith Anne Lyle, Secretary

