

**Minutes HOA Meeting  
September 12, 2020  
Clubhouse**

**Call to Order-Robert Stump, VP**

10:14 AM

**Introduction-Robert**

1. Board and Status of Directors' Term
  - a. Robert introduced the current board members: Robert Stump, VP, Karen Sheek, Bill Marty. Terry Sadler (President) and Pat Rule (Secretary, Treasurer) were not present.
  - b. Robert reported the current board has two open seats for election (Terry and Pat's).
2. Architectural Review Committee  
The current committee has four members, but only three have voting rights.
3. Owners  
There are currently sixty homeowners.

**Reading of Proxies-Robert**

Gene and Pam Williamson appointed a proxy, but the proxy was not in attendance.

**Quorum Determination-Robert**

1. The members were informed that we did not have a quorum of members present to complete business. Twenty percent (20%) is needed, and only sixteen percent (16%) were present.
2. There was a discussion of the following:
  - How to notify members of the association meetings
  - Electronic voting
  - Proxy voting
  - Adjournment and scheduling of another special meeting
3. John Sterling made a motion that we adjourn this meeting and schedule another meeting for October 24 at 10 am. It was seconded by Susan Bittick, and passed with some abstentions.

**Adjournment**

The meeting was adjourned, but by unanimous agreement it was suggested that we have an unofficial discussion of the proposed agenda items though no business could be completed on those items. Notes on the discussion are attached as a separate item.

## Unofficial Discussion

1. Chuck Forth gave a financial report, and answered questions. There was discussion of the following:
  - a. Undeveloped lots
  - b. The problem of collection from lot owners who do not pay assessments
  - c. Utilities and water usage, which is a major expense
2. Robert reported on the current plan for street maintenance.
3. Steve gave the ARC report, followed by a discussion of the following:
  - a. Impact fees
  - b. Membership of the committee
  - c. Landscaping maintenance contract and accountability of current maintenance contract
  - d. Snow removal
4. CCR's Amendment
  - a. Robert reported the Board has reviewed the Declaration and determined it can't be revised at the present since it requires fifty percent (50%) of all lot owners for a quorum, which will probably never be achieved.
  - b. The best option for the Association to address proposed revisions for restrictions and for policies for due process to do things like collect dues in arrears is for a quorum of twenty percent (20%) to approve the proposed By-Laws and Responsible Governance Policies. Hopefully, we can do this at the October 24 meeting.
  - c. We also discussed the importance of adding two members to the Board at the October 24 meeting.
5. Robert reported that the Clubhouse is currently closed because of Covid-19 restrictions. He reminded members that use is free for residents in good standing. He also stated we will need a clubhouse manager when opened.
6. Robert reported that the SB website and facebook are managed by the board.

### Adjournment

The unofficial meeting concluded at approximately 11:30.