

2023 Annual Meeting Minutes

Pinehurst-Highfield Homeowners' Association

Date of Meeting: January 26, 2023

Meeting called to order at 6:30 p.m.

Attendance

20 households, 4 proxies

Approval of 2022 Annual Meeting Minutes

Minutes of the 2022 Annual Meeting were reviewed by Maureen Ryan. Previously, copies of the minutes were delivered to all members. A motion to approve the minutes by Chuck Davis, 2nd by Ingrid Rees was approved unanimously.

Financial Report

Andrew Bodman, Treasurer, presented the financial report year-to-date 2022-23 and the proposed budget for 2023-2024. All members had previously received a copy of the proposed budget and budget summary.

A motion was passed, without objection, to ratify the budget which includes an increase to annual dues from \$155 to \$190 to cover inflationary increases in some annual expenses.

HOA Board Election

Chuck Davis and Mike Sacro stepped down as members of the Board of Directors and asked that their names not be included on the slate of candidates for the coming fiscal year. The slate of candidates presented for approval by the members in attendance were:

- Maureen Ryan (Highfield) – Currently President
- Andrew Bodman (Highfield) – Currently Treasurer
- Ingrid Rees (Pinehurst) – Currently Secretary
- Andrew King (Pinehurst) – new director
- Jill Perkins – new director

A motion to accept this slate of directors for two year terms was approved by voice vote of members in attendance

Amended & Restated Bylaws and CC&Rs

Bylaws Approved: Bylaws are required to be amended by vote of at least 2/3rd of Members in attendance at an Annual or Special Meeting. The Amended and Restated Bylaws were presented and approved by voice vote including two edits to correct errors

in the text. The earlier memo sent to members was incorrect in stating that 33.3% of member votes were required and that mail in ballots were allowed.

CC&R Voting Suspended: Some Members requested an opportunity to submit comments and edits to the Amended & Restated CC&Rs. By motion, the Board was directed to establish an ad hoc Committee of members to collect and consider comments from members and to forward any recommended edits to the Board for consideration. In the meantime, voting was suspended, and any votes already submitted will not be counted.

Meeting Adjourned at 8:27p.m.