

ANNUAL MEETING MINUTES

Monday, January 28th, 2025

Meeting held at 3432 Highfield Ct.

Call to Order at 7:03 PM

Attendance: 21 households (12 in-person or virtual, 9 proxies). Quorum established.

Approval of 2024 Annual Meeting Minutes

The 2024 Minutes were distributed to every household in advance of the meeting. Motion to approve by Jill Perkins, 2nd by Stephanie Fraser. All approved unanimously

President's Report

President Andrew Bodman provided an overview of the year, summarizing key discussions and decisions made by the HOA Board. He noted that the Amended & Restated CC&Rs were a major focus, with efforts made to finalize updates and prepare for a vote. Following the failure of the vote, the Board conducted a retrospective to understand the reasons behind the outcome and explore next steps.

Landscaping was another priority, with the Board reviewing multiple quotes to find cost-effective solutions for maintaining common areas. The Board also considered bylaw change proposals and their implications for the community. The year concluded with budget discussions, ensuring financial planning aligned with the needs and priorities of the HOA.

Discussion and Vote on Bylaw Updates

The community discussed a series of proposed amendments to the HOA bylaws, as circulated to members on January 23, 2025, by President Andrew Bodman.

Motion 1:

Jill Perkins moved to approve all proposed bylaw changes except for Sections 5.1.1 and 5.3, which would be voted on separately. Glenn Frank seconded the motion. The motion carried unanimously.

Motion 2 – Amendment to Section 5.1.1:

It was suggested that Section 5.1.1 be accepted with the following change:

"New board members elected at the annual meeting of the association shall take office upon the adjournment of the annual organizational meeting."

Stephanie Fraser moved to approve the amendment to Section 5.1.1. Sandra Hays seconded. The motion carried unanimously.

Motion 3 – Amendment to Section 5.3:

A motion to approve the amendment was made by Stephanie Fraser, with Sandra Hays seconding. During discussion, a further change was suggested to replace the phrase "in perpetuity" to a five-year limitation. A vote was taken on this change; however, it failed.

The motion to approve the amendment to Section 5.3 as originally proposed proceeded to a vote. The motion carried with the majority in favor (1 nay).

Treasurer's Report

Jill Perkins, Treasurer, presented the financial report year-to-date 2024-25 and the proposed budget for 2025-2026. The budget update includes the removal of snow removal services to reduce costs. Instead, the community will rely on city services, which have demonstrated improved responsiveness in recent years. Motion to approve the budget by Andrew King, 2nd by Terry Federer. All approved. Annual dues remain unchanged at \$205.

HOA Board Election

Andrew Bodman has finished his term on the Board. The community expresses gratitude for his service. The Board presented the following slate of nominees:

Continuing Board Members:

- Jill Perkins (Pinehurst) – 1 year remaining of term
- Andrew King (Pinehurst) – 1 year remaining of term
- Stephanie Fraser (Pinehurst) – 1 year remaining of term

Newly Elected Board Members:

- Marilee McKnight (Highfield) – 2-year term
- Dave Buhaly (Highfield) – 2-year term

Andrew Bodman called for nominations from the floor. None were made. Slate approved by acclamation.

Meeting adjourned at 8:07 PM