

Unofficial Minutes of the Georgetown Crossing Homeowner's Association 2016 Annual Meeting

Location: Georgetown Public Library

Meeting was called to order by Lynn Haag, President and Director, on April 20, 2016 at 7:09PM.

Board of Directors in attendance:

Lynn H., President
Vern D., Vice President
Nancy M., Secretary
Emily M., Treasurer

Quorum was established and announced by Nancy M, Secretary, and was made up of 25 homeowners in attendance and 24 proxies in hand. For Lynn – No on increase – 4 ; Yes on increase – 19; for Emily – No on increase – 4 and Yes on increase - 0

Board of Directors Term Limits – with options for renewal were discussed and it was agreed that limits for board members will be:

- a. Lynn H. (Term Expires at Annual Meeting 2017)
- b. Nancy M. (Term Expires at Annual Meeting 2017)
- c. Vern D. (Term Expires at Annual Meeting 2017)
- d. Emily F. (Term Expires at Annual Meeting 2017)
 - i. In accordance with the governing Bylaws, Section 3.6, Emily was voted by a majority of the remaining Directors to fill Robert B.'s remaining term on February 26th, 2016.
- e. Vacant Position, (Reta K. Resigned on February 26th, 2016)

Motion was made by John Tolin, second by Vern D to waive the reading of the 2015 Annual Meeting minutes and accept as is and to be recorded as "official". Motion voted unanimously by members in attendance.

There were no comments or complaints made during the public forum.

New Treasurer, Emily, was introduced by Lynn. Emily said hello and presented the Treasurers report to Lynn for presentation with last year's P&L and 2016 projected budget by Lynn H and reviewed with members. Lynn discussed delinquent accounts. Nick inquired about how long it's been since we bid out the lawn service and suggested it be bid out more than at an annual basis and requesting reporting of what is done and when.

The 2016 budget - Motion was made by Andrea to table Treasurers report as written. Motion to accept was voted unanimously by members in attendance.

No Director's report.

No Committee report - Lynn did reach out to members for volunteers as needed for committee heads.

Lynn explained the HOA dues will not be allowed to be increased by 15% as voted only 5% is allowed by law.

Discussed bids on fence, passed around a pic of the type of fence and explained the pros and cons of installing. Price was \$125/ft; Lynn negotiated down to \$82/ft. No bids included tear down and haul away. Presented information on companies that specialize in concrete material for material only. 8' fence vs 6' fence was explained to the members along with what is the HOA's responsibility for fencing. Explained what the attorney said about what is common property, what is homeowners and what is HOA property. Members inquired that bids be sought from other possible materials

Ashley reported the cost of repair only of the existing fence to be \$4.00/ft for repair with \$8,500 total with 1 yr warranty on material and labor.

Vote to raise dues to \$315/yr by John T seconded by Emily M to increase another 5% starting with 3rd quarter. Motion unanimously carried.

Motion made to table issue of material used for the repair/replace by

Motion by Andrea P seconded by John to table issue until more bids with different material are obtained. Tabled until 2/3rd required for special assessment can be obtained.

Motion for by Ken seconded by John to accepted Director's and Officer's Acts as written. Carried unanimously.

Motion was made by John to adjourn the meeting, seconded by Andrea and voted unanimously by members in attendance. The meeting was adjourned by Lynn Haag at 8:31.