

ANNUAL MEETING OF THE
PARKWAY VILLAGE MASTER HOME OWNER'S ASSOCIATION
MARCH 14, 2023

In attendance: Doug Galbraith, President
Doug Rankin, Vice President
Philip Hughes, Treasurer
Rachel Ring, Secretary
John McCracken, Member at Large

Linda Schilz, from Linsch Management

- President Doug Galbraith called the meeting to order at 7:00 p.m. and adjourned for 5 minutes to call a Quorum. The meeting was called to order at 7:05 p.m. The President welcomed the members and introduced the Board of Directors.
- The Secretary read the minutes from last Annual Meeting on March 8, 2022. Unanimous approval by the Board and Members present.
- Old business was discussed including the major projects that were completed over the past year: repairing and repainting the deck and installing new handrails, installing a new fountain and aerators for the pond, repairing pool equipment, repairing, and addressing water leak from the men's room and identifying the issue causing the leaking into the clubhouse from the gutters. The President also reviewed the three separate HOA's associated with the properties and their purpose.
- The Treasurer presented the annual budget to the Members. There is over \$100,000 in reserves and the HOA remains in the black. With the current dues and reserves we can typically handle a \$40-50,000 improvement project a year. There will be no increase in the dues.
- Elections were held for three board positions, three people were nominated and there were 2 nominations from the floor. Philip Hughes, Rachel Ring and Ray Bogle were elected.
- The President thanked Doug Rankin for his years of service on the board.
- New business was discussed. Projects underway or planned for the upcoming year: the gutter issue causing the leaks has been remedied earlier this year so the repair the interior of the clubhouse from the previous leaks can now be addressed. Upgrading the pool furniture is still under consideration. We have a new contractor coming next week to look at repairing the saunas. Updating the equipment in the gym and removing outdated/unsafe equipment was discussed

and 3 members volunteered to form a committee to bring recommendations to the board. A lawyer has been hired by the board to review our bylaws considering the recent legislation and formulate amendments to ensure we are compliant with state law. He also was asked to prepare an amendment to establish a leasing cap that will be presented to homeowners to discuss in an upcoming informational meeting.

- The meeting was adjourned at 8:11 p.m.