

Bonita Highlands Homeowner's Association
ANNUAL MEETING MINUTES
March 4, 2019

1. The meeting was called to order by President Mike Seiler at 7:00
 - a. All in attendance were welcomed
 - b. It was announced that voting would end at 7:20
 - c. The next meeting of the BHHA will be March 12, 2019, at 7:00, at the Bonita-Sunnyside Fire station.
 - d. The Pledge of Allegiance was recited followed by a moment of silence for our military and first responders.
 - e. President Seiler introduced the Board of Directors and Staff
 - f. The Minutes from the February 12 meeting were adopted by a 4 of 4-0 with Mike Sampsel Abstaining.

2. **Quorum Met.** President Seiler announced that a quorum was met with mailed in votes, which would be tallied by **Susan Kopp** (Election Inspector), **Greg Nowakowski**, **Virginia Stewart**, and **Andra Johnson**.

3. **Candidates for Election.** President Seiler then announced the declared incumbent candidates (Mike Seiler, Debbie Allen, Sharon Clayton and Gary Snyder) and stated that if re-elected, they would remain in their current positions on the board with the exception of Gary Snyder, who would assume the Board Secretary position. That would leave the Member-at-Large position open for a Board appointment.
 - a. He then called for nominations from the floor, with no one responding.
 - b. With no floor nominations, the write-in candidate with the most write-in votes would be elected to the Member-at-Large position on the Board. If more than one write-in candidate had the highest but equal number of votes, the Board would interview the individuals and make a selection, if one or more accepted the position.
 - c. If all "highest vote" write-in candidates declined the position, then write-in candidates with a lesser number of votes would be interviewed and asked if they would accept the position. If they declined, the board would leave the position vacant and appoint a homeowner to the position later in the year.

4. **Featured Speaker. Fire Chief Michael Sims**, of the Bonita Sunnyside Fire Department provided a presentation on Homeowner Fire Safety: What you need to know to keep your home and family safe in the event of a fire, flood, earthquake or storm.

5. **State of the Association:** President Seiler provided an overview of the Board and Staff positions, our governing documents, positive attributes of living in the Bonita Highlands, and some of the challenges that will be faced in the coming years.

6. **Committee Reports.**
 - a. **Open Space - Glenn Kopp.**
 - 1) Glenn addressed the repaving project on the Horse Ring Roads. The area was pointed out on the Highlands map and Glenn noted that the gates were locked to prevent improper use of the area. The roads were initially built in 1974, and repaired superficially in 1999. Four people (Glenn Kopp, Mike Seiler, Mike Sampsel and Dave Schlesinger) worked on the project and put it out for

bids. The bids were received, reviewed and will be again presented to the Board of Directors on Tuesday March 12th for a final selection. It is anticipated that the project will be completed by the end of June.

2) Glenn also explained the maintenance of the open space, the water saving measures used on Corral Canyon, and the mowing of the wild oats on our hillsides.

b. **Financial Officer - Sandra Jones.** The financial condition of the Highlands is sound. Our reserves are fully funded. The annual assessment is \$395 due April 1. Late charges will be accrued after April 15.

7. **Homeowner's Open Forum.** One homeowner wanted to thank the board for the maintenance of the Highlands. She also commented on the need to maintain the trails, what with new vegetation and the condition of some of the trees in the open space. Glenn Kopp responded, saying dead trees and branches were being removed as they were reported, trails would be dragged to provide extra width, and encouraged homeowners to let him know of any problems they might find when walking or riding.

8. Election Results:

- a. President Seiler announced that Incumbents had been re-elected and asked them individually if they would serve for the ensuing year. All agreed to serve in the following positions: **Mike Seiler President, Debbie Allen Vice President, Sharon Clayton, Treasurer, and Gary Snyder Secretary.**
- b. Write-in Ballots: **Mike Garrod** and **Mike Sampsel** tied with the most write-in votes; **Virginia Stewart** had the next highest number of votes. Mike Sampsel declined to accept at the meeting and Virginia Stewart indicated that she would accept a temporary position if Mike Garrod declined to accept, until the Board appointed another member. President Seiler stated that he would call write-in candidate Mike Garrod the next day to determine if he would accept or decline.
- c. The resolution before the board passed with 171 yes and 39 no votes.
- d. President Seiler thanked the Election Inspector and vote counters for their service, **John and Ana Maria Gilman** for providing the water, and those who arrived early to help set up the room.

9. Bonita Highlands mugs were awarded to 5 raffle winners.

10. The meeting was adjourned at 8:45

Respectfully submitted



Mary Ellen Phillips
BHHA Recording Secretary