

Centre Ridge Regent
Homeowners Association
October 9, 2024

Annual Meeting Minutes

Call to Order

President Todd Edwards called the meeting to order at 7:00 p.m.

Roll Call (Determination of a Quorum)

President Todd Edwards stated that the By-Laws of Centre Ridge Regent specify that a quorum exists when there is represented at any meeting, in person or by proxy, members who hold ten percent of the outstanding votes of each voting class.

There being a quorum, 26 members present, and 92 proxy forms collected, Todd Edwards called the meeting to order at 7:00 p.m.

Proof of Notice of Meeting

A notice of the Annual Meeting was sent to all owners of record in August 2024. A second notice was sent by mail in September 2024. Notice was also sent in the newsletter in October 2024.

Approval of Minutes of Preceding Annual Meeting

The previous Annual Meeting minutes were distributed to all homeowners present.

The minutes were approved by acclamation.

Introductions

The Board of Trustee members were introduced to the homeowners. Trustees Michael Adere, Todd Edwards, Suzanne Thompson, Elizabeth Miller, Carmenita Sewell, Anne Benedicto, and Valerie Smith were present. Maria Grier and Sean Cummings were absent.

Election of Trustees

According to Article VI, Section 1 of the By-Laws, The Board of Trustees shall consist of nine Trustees. Todd Edwards stated that the membership would elect five members to the Board of Trustees. Michael Adere, Cookie Sewell, Maria Grier, Sean Cummings, and Valerie Smith agreed to run for election, and their names appear on the ballot. Todd Edwards, Suzanne Thompson, Elizabeth Miller, and Anne Benedicto will finish their terms.

Newly Elected Trustees

The following candidates were elected to serve on the Board of Trustees for two-year terms: Michael Adere, Cookie Sewell, Maria Grier, Sean Cummings, and Valerie Smith.

Motion: A motion was made to accept the election results by acclamation. Motion carried.

Neighborhood Board Elections

Todd Edwards asked for volunteers from the floor for neighborhood representatives. The following residents agreed to serve as points of contacts for the neighborhoods:

Centrewood Station: Bill Weston

Falcon Pointe: vacant

Flint Ridge Neighborhood: Valerie Smith and Kishore Raheja

Old Church Center Neighborhood: Cookie Sewell and Sager Sapkota

Sweet Center: vacant

Channel Stone: Richard Loehne

The Neighborhood: vacant

Sutler's Forest: Melvin Hardy, Julie and Darrin Gershman

Committee Reports

Open Space Committee- Mary Lynn Sallette gave a report on the Open Space committee.

ARB – Joan Hoopengardner gave a report on the updated Architectural Guidelines.

New Business**Adopt Resolution/Excess Income**

Todd Edwards stated that there is a resolution that must be considered and voted on in order that the Association makes a proper filing of its tax returns. At year-end, there may be a balance in the operating account, reserve account and other specific accounts that will carry forward to the next year.

A motion was made by Michael Adere, seconded by Anne Benedicto, and unanimously approved to rollover any excess membership income to membership expenses for the year ended December 31, 2024, and that the excess will be applied against the subsequent tax member assessments as provided by IRS Revenue Ruling 70-604.

Open Forum**Adjournment**

There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Mary Lynn Sallette

Mary Lynn Sallette
Community Manager
Centre Ridge Regent HOA