

The Adam Ridge Rowhomes Owner Association, Inc.
2022 Annual Members Meeting Minutes
Monday, October 17, 2022
City of Johnston Public Library –Archive Meeting Room

ATTENDANCE

Megan Shepherd-President
Michelle Johnson-Vice President
Brenda Burditt-Secretary
Jane Shipman-(AMS) Community Association Director
Homeowners Present:
Manchester Lane: 6101/6106/6118/6119
Bradford Lane: 6124/6125/6128/6129/6132/6136/6137/6141
Bristol Lane: 6142/6143/6146/6147/6150/6154
Sheffield Lane: 6164/6172/6184
Proxies submitted on file: 15

CALL TO ORDER:

The meeting was called to order at 6:03 p.m. by President Shepherd

- President Megan Shepherd Introduced Board of Directors to homeowner attendees.
- Homeowners introduced themselves.
- The Board introduce Jane Shipman and she gave a brief description of her role and her agency's role as the management company for Adam Ridge Rowhomes Association, Inc.
- President Megan Shepherd verified that a quorum was achieved by proxies and by homeowner attendance.

READING OF MINUTES:

Secretary, Brenda Burditt, read the Annual Minutes from the September 02, 2021 turn over meeting.
A motion to approve minutes was made by Sandra Kirchhoff. A second motion was made by Ryan Riddick.
All in favor- yes. The minutes were approved.

FINANCIAL REPORT:

Jane Shipman, Community Association Director reviewed the current financial statement for 2022, and budget for 2023. The budget for 2023 reflected an increase in dues of \$10.00/mo. The monthly dues for 2023 will be \$160.00 per month.

ELECTION:

President Megan Shepherd opened the floor for Board of Director nominations. The following were nominated from the floor: Brenda Burditt, Lydia Bunn, Prajith Kakkunnath. Motion was made on floor to cease nominations and dispense with ballot voting, and elect those nominated to the open positions on the Board of Directors. Motion was seconded, and unanimously approved from homeowners.

NEW BUSINESS:

Homeowners were notified in writing to amend the Declaration of Covenants, Section 15-Rental Restrictions. Homeowners voted on changing the rental percentage cap to no more than 5%, and homeowner must occupy the unit for at least one year before the unit may qualify for rental status. Homeowners voted by ballot in favor of the amendment by 29 yes votes, and 7 no votes. The amendment was passed.

President introduced a Community Potluck-Gathering in late spring to members and will be discussed again in the future. A Social Committee member will gather information from homeowners and discuss in a future meeting results.

ADJOURNMENT:

- President Megan Shepherd asked for motion to adjourn, Ryan Ridick made motion, Edin Smailovic seconded. Meeting adjourned at 7:11pm.

Minutes submitted by Brenda Burditt, Secretary

Elected Board of Directors met immediately after Annual Meeting and elected the following to Offices:

Appointment of Board of Directors:

Megan Shepherd-President,

Michelle Johnson-Vice President,

Brenda Burditt-Secretary (1-year term),

Prajith Kakkunnath-Treasurer,

Lydia Bunn-Social Committee/AtLarge (1-year term)