

ST CLAIR ESTATES ANNUAL HOMEOWNERS MEETING MINUTES
Thursday, Nov 16th, 2023

In Attendance:

Stephen Beasley
Karen and Michael Berry
Jerry and Valerie Gray
Bonnie and Wyatt Wetsel
Kevin and Marilyn McCracken
Samantha Shumway
Kelden and Becky Boren
Tiffany Morgan
Andrew Bradbury
John Maxfield
Eleena Poulter
Prish Mordan
Steve and Nyla Aitken

Current Board:

Wyatt Wetsel-President
Enforcement Officer/Treasurer-Steve Aitken
Architectural Committee-Kelden Boren
Events Coordinator-Prish Mordan
Secretary-Eleena Poulter

- **Welcome/Introductions** – Wyatt Wetsel
- **Review of Agenda** – Wyatt Wetsel
- **Report of Officers**

1- Treasurer's Report – Steve Aitken

Beginning balance as of 1-1-23 \$35,442.58

Total Deposits: \$24,601.10 Total Expenditures: \$20,754.16

Contingency Reserve: \$30,000.00

Ending balance as of 11-16-23 \$39,507.89

*8 liens were filed in 2023 for nonpayment of dues with most of them being resolved already. There are still a total of 2 outstanding liens for non-payment of dues for this year and past years.

2- Events Coordinator – Prish Mordan

*The only event for 2023 was the neighborhood garage sale. We used the signs we already had to advertise and did not place an ad this year, so it was basically free. The event was successful.

3- Architectural Committee – Kelden Boren

*There are no more lots available to build on in our neighborhood. There are no pending issues with add-ons, fences, or sheds at this time.

4- Enforcement Report – Steve Aitken

*There were 37 violation letters sent out. The majority were of the infractions were resolved after only one letter. All the rest except one were resolved after the second letter. There is one violation that has still not been resolved and legal action will be taken in 2024 against this homeowner. Multiple letters have been sent; the last one certified so we know the homeowner is aware of the infraction.

5- Landscaping Report - Wyatt Wetsel

*The landscaping project approved at last year's meeting was completed along St. Clair Road. The rock was all laid down. It took some effort to adjust the sprinkler system so there were some dead spots, but it was eventually resolved. This should help the existing sprinkler system last longer before needing to be completely replaced.

*There is always yearly maintenance that needs to be done and it was completed. Overall, the landscaping company has been good to work with and was much cheaper than the alternatives. A new bid will be obtained for 2024.

• **Unfinished and New Business** – Wyatt Wetsel

*Office Nominations for 2024

President-No Nomination	Treasurer -No Nomination
Secretary -No Nomination	Enforcement -No Nomination
Architectural -No Nomination	Events Coordinator –Samantha Shumway

- As there were not enough nominations prior to the date outlined in the annual meeting notice that was mailed to all homeowners, a management company was hired prior to the meeting. Given the wording in the bylaws, this was appropriate for the situation. Had a new board been nominated at the meeting, they would have had the authority to re-evaluate and potentially amend the partnership with the management company. However, there were not enough nominations prior to or at the meeting. A few homeowners volunteered for positions but not enough for a full board. Also, there were not enough homeowners at the meeting to constitute a voting quorum. 13 households were represented with a voting quorum requiring 15 households. It was decided the issue would be tabled and a lawyer would be consulted as to the legality of the situation to ensure everything was done properly and in accordance with the St. Clair Estates HOA bylaws and covenants.

- Under the existing guidelines, the current president and 2 others must be on the board to work with the management company.

-The contract is for one year, 2024, and does not have to be renewed if there are sufficient volunteers for a full board in 2025.

* Employment of HOA Management Company

A representative from the management company was in attendance.

She explained that the management companies' job is to assist a small

board to relieve some pressure from them. The HOA board has to give approval to the management company before actions are taken for our neighborhood. The management company collects dues as well as handle any enforcement issues. Any homeowner can contact them directly with concerns or violations that need addressed.

The meeting was adjourned.

Post Meeting Information

-After consulting with an attorney, it was determined that the actions taken by the current board were legal and appropriate given the current circumstances and our bylaws. One: there were not sufficient office nominations, and two: there was not a quorum in attendance at the annual meeting. MGM Association Management will be our management company for 2024 and their services may be discontinued for 2025 if there are enough volunteers/nominations for a full board.