

**HARBOUR SHORES AT HIGH FALLS HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JUNE 9, 2018**

Board of Directors:

Larry Alewine, Director (absent)  
Bobby Holton, Director  
Walt Brenner, Director  
Bob Kaylor, Director  
Brenda Phillips, Director (absent)  
Tom Wilson, Chairman

Officers:

Jim Smith, President  
Walt Brenner, Vice President  
Peggy Ruffin, Treasurer  
Peggy Wilson, Secretary (absent)

Jim Smith, President, called the meeting to order at 10:15 am. He opened the meeting with introduction of Board members and officers. He noted that all of these people serve as volunteers to manage the business of our neighborhood. He then called on the Welcome Committee to recognize new residents since the last annual meeting. Moe Chilson introduced Terry & Janet Edge, Darron and Christina Jump, Wendell and Crustacia Clark, Ben and Patricia Brown, Tim and Karen McDonald and Eric Kelly.

Jim then recognized Bob Kaylor, Director who is retiring from the Board as of today. While everyone works as a Director and on our committees, Bob has exceeded expectations and done more. He has frequently reached into his own pocket to fund projects, has organized trash pick-up days, done work on our community dock, completed electrical work and much more. As a small token of appreciation Bob was presented with a \$50 gift certificate from Buckner's. Jim also recognized Lee Hicks and Larry Hulse for mowing the right of way into our community.

The secretary confirmed a quorum present to conduct business. The treasurer certified the proxies.

There was a motion to approve the agenda as distributed at registration. The motion was seconded and approved. There was a motion to approve the minutes of the 2017 annual meeting as posted on our website. The motion was seconded and approved.

Officer's Reports:

President: Jim reminded residents that today we will elect Board Members and the ACC chair. He then stated that the Board members would then appoint the officers of the association.

Vice President: No Report

Secretary: No Report

Treasurer: Peggy Ruffin distributed the income and expenses report for the period July 1, 2017 thru June 8, 2018. Total income was \$15,624.26. Total expenses were \$18,880.74. Expenses over income equaled (\$3,265.48). The checkbook balance as of June 8, 2018 was \$28,587.31. There was a question regarding bank charges. Peggy explained the money in question was for the association's safety deposit box. A question was brought up about our insurance policy. Peggy stated that she has the policy, which is sent to us each year from Nationwide, and everyone is welcome to see it. Jim Smith also mentioned that a PA system was pre-approved in 2016 for up to \$500 and the purchase of a PA system will be left to the new Board of Directors.

Committee Reports:

Architectural Control Committee: Lee Hicks thanked people who are maintaining their property. He indicated that approximately 95% of our residents comply with our covenants regarding maintenance and improvements to their property. He encouraged everyone to take care of their property and to "stick with the covenants" so that our property values can be maintained.

Social Committee: On behalf of Gloria Holton, Bobby Holton reported that expenses last year included awards for Christmas decorations, advertisements for our annual yard sale and refreshments for the annual meeting.

Shorelines Committee: No Report

Welcome & Bereavement Committee: Karol Kaylor confirmed Moe's earlier report regarding new neighbors and welcome baskets delivered. She also confirmed gift baskets/certificates were given to neighbors who have been hospitalized and a donation to hospice in memory of Jack O'Neal. Karol asked that everyone please let the committee know of anyone who is hospitalized for more than 48 hours and of any deaths in our neighborhood. She also asked that she be notified of any changes in telephone contact information so that the Calling Post can be kept updated.

Web Page Committee: No Report

Lake Committee: Lee Theriault reported that water testing was done on April 28, 2018. The water testing results were normal and within limits. E-coli levels were zero at Light line, 66 at Buck Creek, 33 at Brushy Creek, 100 at Mid Lake and 66 at Towaliga. The team will be getting

recertified in July or August. The committee did not test the water in May due to all of the rainfall (14.25"). Testing was completed yesterday but results will not be available until later this afternoon.

Unfinished Business: Jim Smith made reference to the previously approved \$500 for a PA system and that the New Board will determine if we proceed with that purchase.

New Business:

Approval of Budget: Proposes budget for 2018-19 was distributed in the meeting notice and at registration. There was a motion to accept the budget as distributed. The motion was seconded and approved.

Election of ACC: Lee Hicks indicated he does not wish to continue to serve as chair of the ACC. Leonard Theriault was nominated. The nomination was seconded and approved. Leonard will recruit a committee to serve. Jim encouraged people to jump on board and serve on this very important committee.

Election of Directors: Jim called for nominations to fill three vacancies for three year terms that have expired this year. There was a nomination for Larry Alewine's re-election. The nomination was made, seconded and approved. There was a call to fill the two Director's positions vacated by Bob Kaylor and Walt Brenner. Mark Miller was nominated. The nomination was seconded and approved. Tim McDonald was nominated. The nomination was seconded and approved. There was a call for nominations to fill the two year term vacated by Bill Steinka. Walt Brenner was nominated. The nomination was seconded and approved.

Jim Smith asked that the newly elected Board come to the front table for a meeting immediately following adjournment.

There was a motion to adjourn the meeting. The motion was seconded and approved.

Respectfully Submitted:

Lynda Smith (substituting for Peggy Wilson)

June 9, 2018