

HOA Meeting

Open 10 am 9/27/2025

Called to order at 10am

Old Business

- Previous Minutes Reviewed and approved
- Talked about CNR and Special Assessment vote
- 2 members expressed concern about how they view the quorum being established
- The President has reiterated that this was discussed with the HOA attorney

New Business

- Voting opened along the established hours of 10am-8pm for 9/27, 9/28, 9/29
 - Several members expressed the feeling that this was the best board the community has had
 - A household asked what coverage the attorney provides for challenges
 - Discussion occurred on voting rules related to one owner with multiple lots who is behind on dues for 1 of the lots. It was determined that they had voting rights on all but the delinquent lot
- Motion to recess 9/27 by Curt, Wendy seconded
 - Motion carried recessed from 8 pm until 10 am 9/28
 - 47 votes cast - votes verified by board member and non-member
- Motion to open at 10 am by Curt, 2nd Marc - motion carries
 - A member opted to grill at the pavilion to get people to join the meeting
 - A member suggested evening meetings or Skype/Zoom meetings
 - A member suggested recording meetings
- Motion to recess by Curt, seconded by Wendy; recessed at 8 pm
 - 53 votes cast - votes verified by board member and non-member
- Motion to open 9/29 by Wendy; second by Carmen
 - Wendy is contacting members who live outside the neighborhood
 - Final voter push 5-7:30 pm - groups of two going door to door
 - Votes counted at 7:55 - agreed if anyone showed that voting was still open until 8
 - Board members and non-board members present at the vote counting
 - 44 votes cast
 - 1 Proxy Vote
 - Vote 1 - CNR initial counts
 - Yes - 133
 - No - 10
 - Abstain - 1
 - Vote 2 - Special Assessment initial counts
 - Yes - 104
 - No - 39
 - Abstain - 1
 - Total eligible households 192

- 144/192 - 75% of eligible households voted
- 144/162 - 89% of homes owned within the neighborhood voted
- Closing items
 - Marc's posting voting closed on FB (*was completed at 8:03)
 - Several homeowners thanked the board for the hard work and for making the voting available to all
 - Wendy emailed the attorney initial vote counts, duration of voting hours, recess times, eligible lots, and quorum information related to the special assessment and the previous meeting from 8/30
- Motion to adjourn by Curt; Marc second

Meeting adjourned at 8:01 pm