

**HAMMOND POINTE HOMEOWNERS
ASSOCIATION ANNUAL MEETING MINUTES**

August 22, 2022

7:00 pm

Location: Locust Hill Baptist Church

Attendees: Aliers, Alwart, Artz, Beckman, Bourdon, Byrd, Durham, Erk, Foster, Frimm, Gill, Grayson, Hoffman, Josephson, King (Love), Markert, Montgomery, Osborn, Pace, Patell, Patrick, Roberts, Seagraves, Smith, Snelgrove, Stratton, Tumler, Vogelsberg, Wagner, Wall, Watt, Wunder, Ziemer.

Steven Foster, Interim President of the Board of Directors, called the meeting to order at 7:03 pm on Monday, August 22, 2022. The meeting announcement was sent via email to all homeowners on July 21, 2022. It was decided by the number of attendees, there was a quorum for the meeting.

The meeting began with a welcome from the President, and an introduction of the Board Members: Steve Foster, Joy Grayson, Debbie Tumler, Jeff Ziemer (Treasurer) and Bob Horst (not in attendance).

There was a motion on the floor by Neil Grayson and a second by Dave Wunder to forgo reading the 2021-2022 Annual Board Meeting Minutes and vote to approve them as written. The vote passed by a unanimous show of hands from the attending homeowners.

The Board welcomed the new homeowners Mike and Cindy Lackey from 22 Mandarin Circle and Bob and Candy Sharp from 14 Mandarin Circle.

The ARC Committee Summary of reviewed requests for the year was presented by Debbie Tumler and no discussion followed.

Jeff Ziemer (Treasurer) presented a summary of the annual expenses and the Proposed Annual Budget. Jeff's main comments were: \$ 18,640 of total spending, last year's annual meeting proposed budget was not approved and therefore the 2021-2022 Board worked from the 2020-21 approved budget for guidance. Dave Wunder moved that the 2022-2023 Proposed Budget be approved as presented and several homeowners seconded the motion. The vote passed by a unanimous show of hands from the attending homeowners.

Steve Alwart, Leslie Smith and all the volunteers who helped with taking the Crepe Myrtles and stumps down and freshening up the Front Entrance were recognized.

Steve Foster gave an update of the Covenants and Bylaws. He recommended the new Board of Directors form a committee to review and update both, along with Storm Water Run Off/Drainage Repair and the Reserve Fund. The filed changes for the year included:

2.1 Annual Meeting: "Within (3) months "PRIOR" to the close of the Fiscal Year. 2.7 Voting: Voting by Proxy in the Election of Directors is NOT Permitted, Voting can be done electronically, in person or by mail.

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Yet to be Filed: These will be readdressed with new board before filing

August 2022: The Board voted unanimously to Add (4) Quarterly Newsletters posted to the Hammond Pointe Website to include bylaw or covenant changes and report of any budget changes, board member resignations, etc.... and (1) Newsletter dedicated to the Annual Meeting.

The 2022-2023 Board of Directors Nominees were announced: Steve Alwart, Shirley Osborn, John Montgomery, Carl Markert, Sally Love, Steve Foster, and Jeff Zeimer.

A motion was made for safeguards to be added to the Bylaws to limit Dues increases to some fixed amount. The motion was seconded, and the Board said they will suggest to the new Board members that this be considered. No action was taken.

Another motion was recommended that Phase II homeowners become part of the whole Association, and it was noted that the Board will take it under advisement.

It was noted that electronic voting for the 2022-2023 Board election was a success with 58 out of 83 ballots casted. Joy Grayson announced the new Board of Directed voting results with the following individuals elected: Steve Alwart, Shirley Osborn, Steve Foster, Jeff Ziemer, and Sally Love.

Neil Grayson made a motion to adjourn the meeting with several seconds by other homeowners. Meeting adjourned at 8:01 pm.