***TIMBERWOOD ON THE PARK, Inc.***

**ANNUAL MEETING**

**Minutes December 7, 2021 7:30 PM**

**Via Zoom**

1. The meeting was called to order at 7:09. The By-Laws require a quorum of 7 to convene and 11 Members were present in person or by proxy.
2. No minutes of the 2020 meeting were presented for approval
3. Management reported that the Association was operating within budget; that the Association had assets in the amount of $75,467.55; and that the Association had $7,181.00 thirty days past due in collections with an attorney. Further discussion of the 2022 budget noted that the Board had approved a 4.7% increase in assessments to a monthly rate of $99.75. The Board continued the policy of granting a 10% discount to owners who paid the entire annual payment if the payment was made by February 28th.
4. The President reported highlights of Association business for 2021. Those highlights are attached to these minutes.
5. There were 2 seats on the Board of Directors expiring and open of election. There were 2 candidates to fill those seats. Under Maryland House Bill 1023, when an annual meeting is conducted virtually and there are as many candidates for seats on the board of directors as there are vacancies on the board, there is no requirement to call for nominations from the floor. Consequently with 2 vacancies and 2 candidates, a motion from the floor was made to elect Karen Whitham and Lerea Law by acclamation. **The motion passed.**

 The meeting adjourned at 8:26.

These minutes were prepared by Mike Coburn and will be submitted to the Board of Directors and Membership at the 2021annual meeting.