

Annual Meeting Minutes

On **January 21, 2020**, the Board of Directors of Harborview Inc., a Not-for-Profit Corporation, convened at Paradise Pointe Golf Course with the intent to hold a Board Meeting:

Board Members Present: Jennifer Pease – President, Shelley Delich – Treasurer, Shiloh Dutton – Secretary

Others Present: Todd Billy, HOA Board of Directors Counsel

Call to Order

- Jennifer Pease called the meeting to order @ 7:08 pm

Introductions

Declaration of Quorum

- Secretary, Shiloh Dutton announced an official attendance of 34 lots, or 8.6% of eligible lots. This does not represent a quorum. There were 50 absentee ballots submitted, some of which were submitted by lots in attendance. Accounting for absentee ballots, as well as those present, the HOA falls well short of the required quorum.

Election of Board of Directors

- Todd Billy explained the voting process and touched on the following:
 - Role of the Board
 - Designate Inspector of Elections
 - Nominations from the Floor
 - Nominee Introductions
 - Casting of Ballots

Community Update

- Shiloh Dutton presented the BOD's 2019 achievements: pool repairs, pool house updates, playground mulch, repeal of nuisance and sign resolutions.
- The BOD's property management agreement with FSR was terminated with cause on Jan. 15, 2020. FSR will officially end their service to the community on March 31, 2020.
- The BOD has acquired the services of Community Association Management (CAM) to provide financial management services including dues collection, lien processing assistance, budget preparation, and community portal access. CAM will begin transition services on February 1, 2020 and take over bill payments on March 1, 2020.

Financial Report

- Jennifer Pease presented 2019 financials and the proposed 2020 budget.

New Business

- Shelley Delich presented 2020 BOD goals: increase community involvement via welcome committee and pool committee, replant trees, update CCRs.
- Vote to approve 2020 Budget. Jennifer motioned, Shelley seconded. Motion passed 3-0.
- Ratification of the executive session votes to terminate FSR and hire CAM. Jennifer motioned, Shelley seconded. Motion passed 3-0.

Open Forum

- Suggestion to designate communication methods via FaceBook and Nextdoor.
- Took questions regarding move to CAM.
- Question regarding FSR's policy regarding retention of data and records management.
- Extensive discussion regarding insurance coverage and increase in insurance costs.

Announcement of Election Results

- Election results were tabulated in order to reflect the wishes of the community with respect to who should serve on the Board of Directors. The two candidates receiving the most votes were awarded three-year terms; the candidates receiving the third and fourth most votes were awarded two-year terms; and the candidate receiving the fifth most votes was awarded a one-year term. The results were as follows:
 - 3-year terms won by Brooke Dutton and Shelley Delich.
 - 2-year terms won by Kim West and Jennifer Pease.
 - 1-year term won by Angelika Sakaguchi
- **The board utilized its appointment powers in order to honor the election results:**
- Board appoints Angelika Sakaguchi to fill the currently vacant one-year term (Shane Duncan) which shall expire in January 2021.
- Margo Reminger resigned her position effective November 25, 2019. Her term was scheduled to expire in January of 2020. The Board appoints Brooke Dutton to fill this position; Brooke's term shall expire in January 2023.
- Shelley Delich's term expired in January 2020. The board appoints Shelley Delich to serve a new three-year term to expire January 2023.
- Board accepts Shiloh Dutton's resignation.
- Board accepts Jennifer Pease's resignation.
- Board appoints Kim West to serve a two-year term set to expire January 2022.
- Board appoints Jennifer Pease to serve a two-year term set to expire January 2022.

Meeting Adjournment

- Motion by Jennifer Pease; 2nd by Shelley Delich: to adjourn the meeting @ 8:44 pm