

SLHOA BOARD ANNUAL GENERAL MEETING MINUTES

March 18, 2020

Location: ReMax Office Building

6:30 p.m.

Board Members Present: Kimberley, Denise, David, Tiffany, Monte, Joan and Sharon

SLHOA Residents Present: Wayne McCroskey, Killeen Trent Sele, and Calin Dobrei

General Meeting:

David, President, called the meeting to order and asked those present, including Board members, to introduce themselves.

The Old Business of the mailbox rebuild was updated and the progress confirmed.

David then announced that he has fulfilled his commitment as President of the SLHOA and is stepping away due to his move away from Summer Lake. He turned the meeting over to Kimberley, the new SLHOA President.

Kimberley recounted the meetings that she and Sharon, Vice President, had with the SLHOA attorney regarding the CC & Rs. They were advised that if the CC&Rs aren't applied uniformly to everyone in the SLHOA, the Board opens itself to litigation. They also discovered that some of the amendments that had been adopted over time were not filed appropriately and therefore not legal. Those amendment issues have now been handled appropriately.

In addition to the meeting with the attorney, Kimberley and Sharon met with Mr. Ed. Hamilton from the HOA management company Community Association Partners (CAP) to learn about what CAP could offer the SLHOA. Mr. Hamilton agreed to attend the General Meeting and was in attendance.

At the general meeting, Mr. Hamilton's presentation included how the financial commitment would work between the SLHOA and CAP including the fact that the SLHOA Board would still control the funds. Mr. Hamilton also addressed compliance issues. He stated that they would follow the direction the CC & Rs indicated, i.e. yard care, parked trailers, etc. He said the CAP process would be to notify the resident and pursue the issue. If necessary they would involve a legal route. Regarding past dues, fees or fines, they would be the ones to pursue payment and as a last resort send to a collection agency. Both Board members and guests participated in asking questions.

David then called for a vote for both Board membership and the issue of contracting with the CAP management to manage the SLHOA.

Kimberley first reported on the Proxy vote for Board membership. The results were: Kimberley Wilson, President; Sharon Nuss, Vice President; Joan Codd, Secretary; Webmaster, Monte Montgomery; Newsletter Editor, Denise Crabtree; Member at Large, Tiffany Wheeler. The office of Treasurer was left open. There were two candidates who volunteered for that office and they will be invited to the April meeting where the Board will vote to elect the Treasurer. The Board received additional volunteers for Members at Large positions. They are: Andy DeMars, Wayne McCroskey, Killeen Trent Sele, and Calin Dobrei.

When the proxy votes and those in attendance votes were counted regarding the proposition of hiring CAP Management Company there were 55 votes in favor and 14 opposed. The Board will proceed with the hiring of CAP as the votes met the 2/3 majority requirement for passage.

With that the 2020 General Meeting of the SLHOA was adjourned. The next Board meeting will be on April 15, 2020.