



## Annual Meeting Minutes

September 14, 2021

**Opening:** Call to order from President Gary Legate at 6:02 pm

**Present:** Board Members Beth Foraker, Angela Hart, Grant Foster, and Gary Legate. Twenty additional homes were represented.

**Board of Directors and Committee Chairs:** The Board members and committee chairs were introduced.

**Special Guests:** There were no guests in attendance this year due to COVID-19.

**Prior Minutes:** The minutes from the Sept 15, 2020 annual meeting were not provided at the time and were emailed to all homeowners the next day.

**Candidates for Board of Director:** Gary Legate advised Grant Foster had resigned his Board position and the Board has two open positions. There were three candidates for the remaining two Board vacancies. Each home represented at the meeting was instructed to vote for up to two of the candidates. In addition, Gary solicited volunteers to serve on the Common Grounds and Neighborhood Watch committees.

**Treasurer's Report:** Gary reviewed the 2021 budget year-to-date and the projected final status of the 2022 budget. Major expenses for 2021 were the pool repair and grinder pump replacement at the pool. Handouts were provided.

**Committee Reports:**

- a. **ARC:** The ARC had reviewed 9 project requests and approved all. Six notices of deficiency were sent out and most homeowners responded appropriately, one formal nonconformance notification was issued.
- b. **Activities:** No update but Pool party was big hit
- c. **Pool:** No update but we will need to look at upgrading our contract with door kings and look for better options for a land line phone service at the pool.
- d. **Common Grounds:** Gary Chullino provided one page report detailing all the work Taylor Harrison and Gary Chullino completed year to date. Gary indicated the current lawn service provider's performance had deteriorated and was no longer satisfactory. Gary announced he was stepping down from the committee but Taylor would still be available to help the new chairperson. We will need to get bids out for 2022 lawn service. Gary and Taylor were recognized for all the hard work and time they have put in to keep our entrance looking beautiful.
- e. **Neighborhood Watch:** Open position – No update, however the homeowners were reminded to keep garage doors closed, cars locked, outside lights on all night, and keep an eye out on your neighbors.

**Old Business:** The following items from the August Meeting were available for discussion, but there were no questions:

- a. 2021 Dues
- b. Pool costs – Pool repair complete \$10,447
- c. Pool party – well attended and was a big hit
- d. Speed limit enforcement – need police enforcement, need Neighborhood Watch Chair, decided speed bumps are not a good idea.
- e. Non-Profit Corporate registration - complete

**New Business:**

- a. Collection of ballots
- b. 2021 Dues: Gary presented the Board's proposed 2022 budget along with the 2021 assessment worksheet. The 2022 dues to remain unchanged, assessment of \$545.
- c. The irrigation system winterization vendor for 2021 is again Montgomery at \$40 per home – Signups were held at the meeting or you can email the HOA mailbox to get your name on the list [srhoa-board@srhoa.net](mailto:srhoa-board@srhoa.net)
- d. Partnership agreements with Olympic, American Family, and Constables Trash Service will continue for 2022.
- e. Partnerships going out for bid – Common grounds lawn care
- f. Updating directory – now that we have a full board, we will make this a priority to get the directory updated
- g. Update from legal team – not able to provide an update, however we hope to have mediation in mid-October. The Board's goal is to do what is best for all parties involved while protecting the concerns raised by several homeowners.
- h. Open discussion – Several discussions regarding speed on Georgian; ideas were flashing light with speed limit, re-install crosswalk at Georgian and Piedmont, and people need to stop at all stop signs and just obey the speed limit.
- i. Results of Election: Alejandro Oyarzabal and Ken Royster were elected to the Board.
  - a. Tom Spitaleri joined the ARC
  - b. Still need a Neighborhood Watch Chair

**Adjournment:** 7:03 pm