



2022 HOA ANNUAL MEETING MINUTES

(Last year's annual meeting minutes)

April 14, 2022 6:30 P.M. via Zoom

BOARD ATTENDEES: Janet Hassell, Kathy Moran, Renee Paull, Terry Wilson, Liz Beerman

Meeting was called to order at 6:35 P.M. by Janet Hassell, President 2021-2022

AGENDA

1. Establish Quorum (20% of eligible owners for residences and vacant lots of record) by count of ballots and/or participants online. Janet confirmed it was received through owner ballots.
2. Proof of notice of meeting:
 - a. Packet USPS mailed and emailed to all current homeowner(s) of record, posted on community mailboxes and included in latest Summer Hill HOA News Flash newsletter.
3. Read and approve minutes of last Annual Meeting 2021
 - a. Current board will discuss if necessary, and approve minutes as is practice at regular board meetings.
 - b. 2021 Minutes were included in Annual Meeting Packet
 - c. Motion to approve minutes of 2021 Annual Meeting.
Terry moved, Renee seconded. Minutes approved.
4. Year To Date Financials to close fiscal year 2021 were made available for all residents in the Regular Meeting Notice sent on 4/12.
Board will discuss and vote on approval at Regular Board Meeting immediately following the Annual Meeting.
5. Reports of Volunteer Committee Chairs
Summaries from Committees were given to all residents in the NewsFlash. These will not be covered in detail at this meeting. No questions or comments about these reports were brought up at the Annual Meeting.
6. Ballot results for Approval of Budget 2022 - 2023
 - a. Proposed Budget included in Annual Meeting Packets
 - b. Changes in budget from 2021 include adding the following line item
 - i. Establish a designated 'Reserve' line item with separate accounting identification
 - c. 116 total ballots submitted representing 58% of the owners. 114 yes and 2 no votes. 20% yes votes were required and met, for approval of the 2022 – 2023 budget.
7. Ballot results for Approval of 2022 - 2023 Board of Directors
 - a. Five current returning board members. By-Laws allow up to 7 board members
 - i. 2 board positions are open.
This is YOUR community. Your help on the board or committees is welcome.
 - ii. OPEN NOMINATIONS for any new Board member nominees. No new nominations were given.



- b. Current Board names were included in packet for review and vote of approval
 - c. Current Board Names and Responsibilities were included in packet for review
 - d. 116 total ballots submitted representing 58% of the owners. 115 yes and 1 no votes. 20% yes votes were required and met, for approval of the 2022 – 2023 board of directors.
8. Unfinished / Miscellaneous Business
- a. Newly Elected Board will have an organizational / regular meeting immediately following the Annual Meeting.
 - i. Address any open items of interest or concern to the community
 - ii. Determine regular meeting dates and times for the remainder of 2022 and into 2023
 - b. List of upcoming meetings will be published on the HOA website, HOA News Flash (newsletter), and posted notices on community mailboxes.

Next annual meeting will be on or about the second Thursday in April 2023. (13th tentatively)
Place and time will be announced and publicized in March 2023.

Submitted by:
Liz Beerman
Administrative Authority, HOA Board