



# MINUTES 2021 HOA ANNUAL MEETING

(Last year's annual meeting minutes)

Summer Hill HOA Annual Meeting via ZOOM.com MINUTES

Thursday, April 15 2021

Zoom Meeting was called to order at 6:35 PM

Board Attendees: Janet Hassell, Liz Beerman, Kathy Moran, Terry Wilson, Renee Paul

Guests: Brad Pearson, Jane Fine, Mike Moran, Jean and Rags Gauley, Chris Hostetter, Craig Robillard, Lloyd Quesenbury, Linda Griffith, Lynn Lickers

This year's Annual Meeting is being conducted virtually via Zoom. A BALLOT was mailed to owners to approve the 2021-22 budget and elect board members for the 2021-22 term.

1. **Establish Quorum for the Vote:** With 95 ballots cast, the quorum was established (at least 20% of eligible voters). Twenty-six additional ballots were received after the close of voting with no change in the outcome.
2. **Proof of notice of meeting:** An Annual Meeting Packet was mailed to all current owners of record with date, time and format of the Annual Meeting, notices were posted on community mailboxes, sent via email to all owners of record and published in the HOA News Flash.
3. Approve minutes of the 2020 Annual Meeting.
  - a. Kathy moved and Renee seconded. No discussion. Approved.
4. Approve minutes of March 11, 2021 Board Meeting.
  - a. Kathy moved and Renee seconded. No discussion. Approved.
5. Reports of Directors and Committee Chairs have been sent in the April 7, 2021 News Flash and with this information packet.
  - a. No need to review or approve. Board agreed. No further discussion.
  - b. Committee Chair reports are included with the financial and other relevant reports and information and archived as a complete packet.
6. Share results of the voting.
  - a. The annual budget was approved
    - i. Janet shared her screen with everyone as she pointed out key areas that had changed year over year and impacted the community and HOA.
  - b. Confirmed there will be no dues increase for fiscal year 2021-2022
  - c. The candidates for the Board of Directors were all approved. Officers will be chosen among the directors in the organizational meeting to follow the Annual Meeting.
7. Unfinished / Miscellaneous Business:
  - a. Discuss requested change to fence policy. This discussion took place after the annual meeting. See notes after the end of the annual meeting.
  - b. Approve Annual Disclosure document
    - i. A document for the residents that gives a summary of all key areas of our organization. Janet covered it carefully.
    - ii. Liz moved Terry seconded. No discussion and approved



- c. Discuss hiring Strictly Hedges to do spring weed management in Leach Creek. Bid given at about \$800.
8. Dates for HOA Board Meetings in 2021-22: June 10, 2021, August 12, 2021; October 14, 2021; December 9, 2021; February 18, 2022; and Annual Meeting: April 13, 2022 .
9. These dates will be published on the HOA website, via the HOA News Flash (newsletter), and posted notices on community mailboxes prior to each meeting.
10. Annual Meeting was concluded at 6:53PM
  - a. Renee moved and Terry seconded. No discussion and was approved.

Next annual meeting will be on or about the second Tuesday in April 2022