



2023 HOA ANNUAL MEETING MINUTES

(Last year's annual meeting minutes)

April 14, 2023 6:30 P.M. via Zoom

BOARD ATTENDEES: Janet Hassell, Kathy Moran, Liz Beerman, Jean Gauley, Terry Wilson, Ken Stephenson

GUESTS: Craig Robillard, Lynn Wilson, Hoffmans, Rags Gauley, Augie Bruehlman, Bobbie Hartshorn, Betty Sladek, Jim Finlayson, Karen Shappell, Kate McGinnis, Linda Griffith, Nancy ? (no last name), Renee Paul, R. Arendahl, Mike Moran

Terry Wilson started the meeting at 6:32

AGENDA

1. Establish Quorum (20% of eligible owners for residences and vacant lots of record) by count of ballots and/or participants online.
2. Proof of notice of meeting:
Complete Packet USPS mailed to all current homeowner(s) of record.
Notice with Zoom contact emailed to all current homeowner(s) of record.
Notice of meeting posted on community permanent sign and included in latest Summer Hill HOA News Flash newsletter.
3. Read and approve minutes of last Annual Meeting 2022
 - a. Current board will read, discuss if necessary, and approve minutes as is practice at regular board meetings.
 - b. 2022 Minutes are included in Annual Meeting Packet USPS mailed to all owners of record.
 - c. Motion to approve: Jean moved and Kathy seconded
 - d. Minutes approved.
4. Year To Date Financials to close fiscal year 2022 will be available for Board discussion and approval at Regular Board Meeting immediately following the Annual Meeting
5. Reports of Volunteer Committee Chairs
Summaries from Committees were included in the Annual Meeting Newsletter sent prior to the Annual Meeting for owner information. These will not be covered in detail at the meeting. However, questions or comments about these reports may be brought up at the Annual Meeting.
6. Ballot results for Approval of Budget 2023 - 2024
 - a. Proposed Budget was included in Annual Meeting Packet
 - b. Changes in Budget reflect increase in contract with WD Yards

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- c. State results of ballot: 108 votes. Both budget and board of directors were approved.
- d. Motion to approve 2023-24 Budget
 - i. Jean moved and Kathy seconded
 - ii. Approved

7. Ballot results for Approval of 2023 - 2024 Board of Directors

- a. Five current returning board members. One board member resigning after 5 years of service. Thank you Janet.
By-Laws allow up to 7 board members
 - i. Please consider joining the board.
This is YOUR community. Your help on the board or committees is welcome and needed.
 - ii. OPEN NOMINATIONS for any new Board member nominees
- b. Current Board names are included in packet for review and vote of approval
- c. State results of ballot
- d. Motion to approve slate of 2023-24 Board
 - i. Liz moved Janet seconded
 - ii. Board Approved

8. Unfinished / New Business

- a. Discussion of dues allocation
- b. 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 2023 and into 2024
- c. List of upcoming meetings will be published on the HOA website, HOA News Flash (newsletter), and posted notices on community mailboxes.

9. Motion to Adjourn

- a. Janet moved to adjourn. Liz seconded
- b. Approved.

Meeting ended at 6:44

Next annual meeting will be on or about the second Thursday in April 2024.
Place and time will be announced and publicized in March 2024.

Submitted by:

Liz Beerman

Administrative Authority, HOA Board

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