

## Annual HOA Meeting

April 12, 2016

Ric Seelbinder- Home Digital Security, LLC. Documents belongings by taking pictures of belongings in home, so you have a record in the event of a fire, robbery, tornado, etc. Would provide a complete log for insurance purposes. Cost \$375.00 flat. Offered a \$75.00 discount for the first 10 homes.

Matt Tortorice read minutes from past meeting and special meeting. Went over financial report.

HOA Board: President- manages all business of HOA, Vice President- Fills in for President when needed, Treasurer- custody of money (may need to be bonded), Secretary- keep minutes, maintains paperwork, keep register, & 5th member- help manage the committees.

HOA is only as good as its members. It is not liable for any promises made by builders or selling agents. The HOA does not own the roads, the lake, or empty lots. Home owners should know the Bylaws and Covenants and Restrictions. They are on the neighborhood website.

<http://www.brookhavenofmargaret.com>

Nominees:

President: Matt Tortorice

Vice President: Noel Rayburn

Treasurer: Wendy Trannon and Arlene Soper

Secretary: Elizabeth Ponds

5th Board Member (Resident at Large): Harold Upthall, Corrine Steding, and Tiffany Rogers

\*Resident at Large has to be voted on before it is official.

Introductions of nominees.

Neighborhood Management will be sending out invoices for dues. \$260.00 for year. There will be a box to check if you would like a receipt sent back to you.

ARC must consist of 3 people and report to the Board on a quarterly schedule.

New committees: welcome committee (greets new residents), fitness committee (group to walk/yoga/encourage together), a beautification committee, compliance committee (reaches out to homeowners not in compliance), finance committee, communication committee, and neighborhood watch committee. If you'd like to volunteer for any of these please email [resident@brookhavenofmargaret.com](mailto:resident@brookhavenofmargaret.com)

Management company will be contacting the owners of the empty lots and have them maintain them.

Proposed quarterly meetings: 3rd Wednesday in July, 4th Thursday in October, 1st Monday in January , and 2nd Tuesday in April. Signs to go up a week in advance for notification of meeting.

Pool Opening: May 14th at Noon.

Neighborhood Yard Sale: May 21st (Also going to have Hannah Home drive through Monday May 23rd for any yard sale leftovers you would like to donate leave them out for pickup.)

Neighborhood Clean-up: May 20th-May 27th (Residents will be able to make use of dumpsters as well.)

Suggestions for Christmas party and/or fall festival??? How to get residents involved??

Covenants and Restrictions:

Phase 1-4 are the same, Phase 5-6 are the same, Phase 7-9 are the same.

5th Board Member (Resident at Large): this is a full Board Member who can

vote on all decisions and will facilitate Committees.

Garbage cans: Cannot be in sight. Should we remove from C&Rs? We are going to leave it in, but not enforce this.

Armbands: Effective or Not?? Going to use arm bands, only 2 per household. Also looking into an electronic card reader possibly for later on. To be discussed by the Board. It would be more effective for those who are not in good standing not to have access to facilities.

New developers: They are leaning towards rebuilding our current pool to a much larger size instead of building a 2nd pool. They are also talking about moving the basketball court to a more central location. Maybe add a tennis court in the place of the basketball court or more parking? Still in the early stages nothing has been decided.

Currently have 256 homes and more are coming. The ARC board and the city has to approve what is being built and the size. Also if they will be a part of the HOA or not.

Voting on these topics:

1. Ridgefield: Removing Ridgefield Development, Inc. from Covenants.
2. Covenant Rules: Adding a rules and enforcement policy.
3. 5th Board Member (Resident at Large): Add a 5th Member to the Board in case of a tied vote.
4. Code of Ethics: Adding a code of ethics for the board members.

Voting results:

1. Ridgefield: 31 yes 0 no
2. Covenant Rules: 30 yes 1 no
3. 5th Board Member: 31 yes 0 no
4. Code of Ethics: 31 yes 0 no

Vote on HOA Board Members:

- President: Matt Tortorice
- Vice President: Noel Rayburn
- Treasurer: Wendy Trannon and Arlene Soper
- Secretary: Elizabeth Ponds
- 5th Board Member: Harold Uphall, Corrine Steding, Tiffany Rogers

Voting results:

- President: Matt Tortorice
  - Vice President: Noel Rayburn
  - Treasurer: (one person left blank)
- o Wendy Trannon 13 votes
  - o ARLENE SOPER 21 votes

- Secretary: Elizabeth Ponds
- 5th Board Member:
  - o Harold Upthall 10 votes - 1 absentee ballot
  - o Corrine Steding 5 votes
  - o TIFFANY ROGERS 27 votes - 6 absentee ballots