

Unofficial Minutes of the Georgetown Crossing Homeowner's Association May 25th, 2017 Annual Meeting

Location: Georgetown Public Library

Meeting was called to order by Lynn Haag, President and Director, on May 25, 2017 at 7:08PM.

Board of Directors in attendance:

Lynn H., President
Vern D., Vice President
Ken M., Secretary

Quorum was established and announced by Lynn, President, and was made up of 17 homeowners in attendance and 18 proxies in hand.

Existing Board of Directors Term Limits –

- a. Lynn H. (Term Expires at Annual Meeting 2017)
- b. Ken M. (Term Expires at Annual Meeting 2017)
- c. Vern D. (Term Expires at Annual Meeting 2017)
- d. Emily F. (Term Expires at Annual Meeting 2017)
 - i. In accordance with the governing Bylaws, Section 3.6, Emily was voted by a majority of the remaining Directors to fill Robert B.'s remaining term on February 26th, 2016.
- e. Vacant Position, (Reta K. Resigned on February 26th, 2016)

Board of Directors Election – Lynn explained the Board's role in the HOA and asked for any volunteers who were wanting to run for any Board position. No homeowners in attendance volunteered to run for the Board. Lynn, Vern, and Ken all volunteered to renew their position for one year. There are two Board positions left to be filled. New Board of Directors and their terms:

- a. Lynn H. – 1 year (expires at Annual Meeting 2018)
- b. Vern D. – 1 year (expires at Annual Meeting 2018)
- c. Ken M. – 1 year (expires at Annual Meeting 2018)
- d. Vacant Position
- e. Vacant Position

New Officers:

- a. President - Lynn
- b. Vice President – Vacant
- c. Treasurer – Vern
- d. Secretary – Ken

e. Director of Special Committees - Vacant

Motion was made by Susan W and second by Vern D to waive the reading of the 2016 Annual Meeting minutes and accept as is and to be recorded as "official". Motion voted unanimously by members in attendance.

There were no comments made during the public forum.

Emily, Treasurer, could not attend the meeting. The Treasurers report was given by Lynn, who discussed last year's P&L, Reconciled P&L, and the 2017 possible budgets. Delinquent accounts were also discussed. Jason inquired about how long it's been since we bid out the lawn service and suggested it be bid out again. Jamie volunteered to find other lawn service bids and quotes.

No Director's report.

No Committee's report.

Discussed fence replacement and loan options. Lynn has spoken with several loan officers. Lenders are wanting less delinquent accounts to even consider giving the HOA a loan. Lynn contacted more fence contractors. All bids came back between \$200k-\$300k and none of those included tear down and haul away. Explained what the attorney said about what is common property, what is homeowners and what is HOA property.

Tommy Gonzales, City Council, suggested that if the homeowners are unhappy with the way the bylaws are written, they can be changed. He also pointed out that there are two open seats on the Board that no one volunteered to take and the best way to make changes it is to get involved.

Lynn explained the HOA dues will be increased by an additional 5% starting July 2017, from \$330.75 to \$347.29.

Some members inquired about some of the budget and what it was allocated towards.

Second meeting will need to be scheduled for the special assessment because majority quorum was not met.

Ratification of Director's and Officer's Acts: The members will be asked to confirm, ratify and approve all proceedings, resolutions, acts, deeds and things done, on behalf of the Association, by the Board of Directors, the Directors and the Officers of the Association during the year preceding the Meeting and ending upon the date of this Notice. *Unless such authority is withheld, the persons named in the enclosed Proxy intend to vote for the approval and ratification of the proceedings, resolutions, acts, deeds and things done by the Board of Directors, the Directors and the Officers of the Association during the year preceding the*

Meeting and to authorize the Board of Directors, the Directors and the Officers of the Association to continue and proceed taking additional action on behalf of the Association during the ensuing year. Motion by Ken and seconded by Rob to Approve. Voted & Approved unanimously.

The meeting was adjourned by Lynn at 8:25.