

**Property Owners Association Annual Meeting - Not Yet Approved
Minutes**

October 31, 2009

The meeting was called to order at 12:05 by the POA president, Carole Stegman.

Board members present were introduced as follows:
Vice-President, Warren Otterson; Unit II, Kim Brann; Unit IV, Donald Skrovan; At Large, Vernell Adams; At Large, David Brown, At-Large; and Secretary Alaxine Phelan.

Peggy Maxwell was called on to explain the Halloween events for the afternoon which included a piñata contest, games, and hayride for trick or treating.

Minutes from the 2008 annual meeting were read by Vernell Adams. Motion of their acceptance was made by Donald Stuzman. Motion was seconded, and approved.

Items for discussion were next presented by Carole.

First discussed was the need to consider raising dues to \$100 yearly. Carole explained this was due to expenditures exceeding yearly monetary intake.

Changes in Bylaws and Restrictons were next addressed. Mr. Stuzman remarked on consideration of uniting the subdivision units with the same restrictions and bylaws. He offered to head a committee to pursue the revisions. Scott Shepard made comments concerning the changes. Concerns included what the changes would be, and how they would be done.

David Brown commented on the 100% vote concerning non-resident voters. It is not in the by-laws.

He proposed that members be put to a vote as to looking into the changes, and then the findings would be send out to the community for consideration.

Quorum for meeting was established at 45 voting members present, and all Units were represented.

Next, Carole commented on possible changes and procedures, mentioning 25% quorum. Dr. Otterman also commented on the bylaws and 25% quorum needed to look into changes.

David Brown pointed out the variety of ways this meeting was advertised to encourage members to attend to share ideas and vote.

Question was raised if involving a lawyer would incur charges our budget could not handle.

Carole explained the reserve money the POA has in a CD and money market for emergencies.

Kim Brann commented on clarifying what we would be voting for at this time; which would be looking into making changes, not finalizing them at this time.

Vernell Adam explained her experience in high insurance for a Cedar Shake roof vs. the excellence of the seamless metal roofs now available for homes.

Donald Stuzman concluded that the vote is to establish a committee.

John Oussett moved that a committee form to review the bylaws and restrictions. Brian Horton seconded the motion, vote was taken and the motion carried.

Next, John moved to raise dues to \$100.00. Motion was seconded, vote was taken and passed with 42 yes votes; one opposed. This will raise the operating budget to \$16,000.

Elections:

Nominations were taken from floor for two at large board positions.

Sonia Reed nominated Frank Julian. Kim Brann nominated Kerry Gustafson. These two were agreed upon by a majority vote, and David Brown was re-elected to represent Unit IV.

Miscellaneous discussion followed: concerning repairs to dam at pond, and it was mentioned that our annual meeting needs to remain in October.

Bill Bedford made a motion to close the meeting, it was seconded by Grace Duncan, and the motion was carried.

Meeting was dismissed at 1:10.

Following the meeting the Board met and elected Frank Julian by majority vote as incoming president. He was nominated by Carole Stegman, and seconded by David Brown.

Respectfully submitted by
Alaxine Phelan