



**Homeowners Association
Budget Ratification General Meeting
March 28, 2023**

MINUTES

Minutes are meant to reflect a summary of the Board's actions and not a transcript of all discussions.

This is a hybrid virtual/in-person meeting.

MEMBERSHIP QUORUM: The budget may be accepted or rejected "whether or not a quorum is present." (bylaw 8.7) No quorum is necessary.

WELCOME: Board members present in person: Sam Menzies, president; Beth Morris, secretary and treasurer; Kevin Cavanaugh, and Ann Zimmerman, Members-at-Large . Via ZOOM: Doug Moore, vice-president. Also via ZOOM was Janene Southcott from Elite Management.

NOTICE OF MEETING: was mailed to all members March 2, 2023. Included with the notice were copies of the board approved budget, balance sheet and ballots for mail-in or proxy since at the time of mailing, the meeting was to be remote only. Members in attendance were given the opportunity to turn in ballots as afforded at the AGM in January.

COMMENT PERIOD: Attendees' questions and concerns were heard, including regarding the reserve funding and an adequate operating budget. The board acknowledged that it was uninformed about the method for developing and passing a budget when it approved the one developed and presented by Elite. The board will seek clarity and assistance and more documentation to revisit the budget before the next quarterly meeting. Ms. Southcott reports that \$900.00 monthly goes into our reserve fund from our operating budget unchanged from previous budgets. It is clear that expenses in all areas have increased, so an increase in the monthly HOA dues was brought into the discussion as our income does not appear meet our expenses. The board is committed to ensuring the health of the association's reserve funds and will be working closely with new management at Elite to determine exactly where we stand.

CALL FOR MEMBERSHIP VOTE: Unfortunately, the ballots which were mailed into Elite Mgt. were removed from the office before the count could be provided to the board, and Ms. Hamner could not be reached by phone to deliver the results. Ms. Southcott reports that she has seen all the ballots and that "almost all" of them approved the budget. Ballots collected at the meeting included 3 Yes, 1 No, and 3 Abstentions. It is safe, but highly irregular, to say that there is not a "majority of the votes in the Association" [bylaws 8.7] rejecting the budget; therefore, it is passed.

MEETING ADJOURNED

Addendum: Votes received are as follows

Mail in ballots Yes = 13 No = 1

In Person ballots Yes = 3 No = 1 Abstain = 3

TOTAL Yes = 16 No =2 Abstain = 3