

MINUTES OF SPECIAL MEETING

DATE: October 12, 2016

Meeting called to order at 6:45 p.m. by President Tim Callahan

Proof of Notice of Meeting given by Tonya of Jamar – notice-mailed out September 29, 2016.

Confirmation of Quorum given by Tonya of Jamar – 18 owners appeared in person, and 18 by proxy, for a total of 36.

Brief presentation of Bylaws changes given by Tim Callahan.

Vote on Bylaws changes one through six – all in favor, passed.

Vote on Bylaws change number seven – 3 opposed, passed.

Meeting adjourned at 6:52 p.m.

MINUTES OF ANNUAL MEETING

DATE: October 12, 2016

Meeting called to order at 6:55 p.m. by President Tim Callahan

Brief Introduction of Home Owners

Proof of Notice of Meeting given by Tonya of Jamar – notice mailed out September 29, 2016.

Confirmation of Quorum given by Tonya of Jamar – 20 owners appeared in person, and 18 by proxy, for a total of 38.

Presentation of October 6, 2015 Annual Meeting Minutes:

- Ruth Holman's name is spelled incorrectly and needs to be corrected.
- Status of sink hole on page 3, Item 6 – in limbo right now
- Questions regarding Item 7 regarding Smithville Fiber status – Bill Mankins talked to them and due to the size of the HOA, Sunflower was put in line, probably one year out.
- Susan Wier's name was spelled incorrectly and needs to be corrected.
- Leonard Kelly moved to approve last year's minutes, Bob Sherwood seconded said motion, all in favor – approved.

Financial Report given by Tonya of Jamar:

- Announcement that Reserves Fund has been made and \$10,000 was transferred from operating to reserves in June 2016.

- Current amount in checking as of September 30th was \$2421.45.
- Review of 2015 Actuals:
 1. More income collected due to some people not paying in 2014. Total extra collected came to \$676.55.
 2. Insurance was less than expected, but is a pass through expense.
 3. Under budget in Landscaping by \$1100.00.
 4. Legal fees were over budget by \$550.64, but we had a lot of legal consultation regarding the drainage issue.
 5. QuickBooks accounting program came in just over budget by \$35.11.
 6. Office supplies and postage was up by \$25.83.
 7. Sign Repair and Maintenance was under by \$32.39.
 8. Total operating expenses were under budget by \$550.78.
 9. Net income for the year was \$1637.78.
- Review of 2016 Budget and where we currently stand as of September 30, 2016:
 1. Accounts receivable looks good, except for 1417 Petal Court, which was sold at tax sale and did not bring in enough income to pay back the dues so the HOA will take a loss on this one.
 2. Landscaping Maintenance is currently at 85.90% of the budget, so we should be able to stay within budget.
 3. Income tax filing was over budget by \$25.00.
 4. Currently at 75% for Management Fees, so this will be right on budget.
 5. Currently over on legal fees by \$162.50, but we have had continued discussions regarding drainage issue and 1417 Petal Court issue.
 6. Annual Meeting Supplies were over budget by \$185.45, but this is because we sent extra packets in the mail this year in preparation of this meeting.
- Susan Wier moved to approve financials, motion seconded by Anita Westerhaus, all in favor – approved.

Presentation of 2017 Budget given by Tonya of Jamar:

- Discussion regarding \$5.00 increase in dues – this was approved at last year’s annual meeting, but was never put on the actual budget. Therefore, this year we are writing it in.
- Insurance will be bid out, but we always account for a 15% increase. This is a pass through expense though.
- All other figures will remain the same as last year’s budget.
- Projected \$15 net income.
- Armelda Mayfield moved to approve 2017 Budget, motion seconded by Linda Sherwood, all in favor – approved.

Presentation of Proposed CCR Changes:

- Brief background information given by Secretary, Don Westerhaus – Jamar had an attorney look at the CCRs and two sections differ. Both sections utilize the words “maintain” and “maintenance” without clear definitions.

- Each amendment stands alone and we will be voting on them separately.
- Change 1: Add new definition regarding maintenance
 1. This amendment means each owner is responsible for their lot; no common areas; limit HOA activity to small fees for property maintenance, mowing, mulching, and beautification of grounds outside “5 foot strip” next to each residence.
 2. Terry Fink was opposed to this change and believes everyone needs time to understand the changes. He moved to table the discussion of all CCR changes except number 6 and 11. Carol Wise seconded said motion. Vote: 8 in favor, 28 opposed. Motion denied.
 3. Bill Mankins voiced his concerns regarding the drainage issue. Asked whether the concrete structure on the east side of the subdivision should be seen as a common structure for the HOA? Wants to table discussion on all CCR changes related to drainage (i.e. 1, 2, 3, 5, and 7). He believes the legal route is the way to go, and doesn’t want the HOA to pay for it but wants the HOA to “go to bat” for the owners.
 4. Terry Fink moved to table Change 1, Susan Wier seconded said motion, 17 in favor, 21 opposed. Motion defeated.
 5. Motion to strike the words “cleaning” and “weeding” from the first paragraph proposed by Lynn Hufford, said motion seconded by Anita Westerhaus, 32 in favor, 5 opposed – passed.
 6. Leonard Kelley moved to Change CCR 1 as amended, motion seconded by Susan Wier, 29 in favor. Motion defeated, as we need 34 to pass a CCR change.
- Change 2 and 3: failed due to Change 1 failing.
- Change 4: Revised wording of Section 5.1.4
 1. Brought to our attention that Section 12.1 states you can’t make this change.
 2. Don Westerhaus moved to table all further discussion of the changes until a committee can look into this further. Ruth Holman seconded said motion. 32 in favor, 0 opposed, 6 did not vote – passed

Election of 2017 Board: Cathy Larson, Bev Malooley, Ryan Nichols, Susan Wier, and Don Westerhaus were elected to serve on the Board.

Election of Design Committee: Tim Callahan, Dot Hufford, and Greg Lobdell were elected to serve on this committee.

Drainage Committee: Bill Mankins, Ryan Nichols, Tim Callahan, and Evelyn Griffith volunteered for this committee.

CCR Committee: Don Westerhaus, Terry Fink, Bill Holdeman, and Bill Mankins volunteered for this committee.

Neighborhood watch sign was posted.

Solicitation issue discussed – A letter was sent to the City and they say we have to post a “No Solicitation” sign. Motion to install a no solicitation sign was made by Helen Feng, said motion seconded by Bill Mankins, all in favor – passed.

Motion to adjourn made by Tim Callahan, seconded by Don Westerhaus, all in favor.

Meeting adjourned at 8:35 p.m.