

MINUTES

The Sunflower Gardens Homeowners Association Board of Directors held a meeting on Tuesday, September 25, 2012, at the home of the president.

Attending from the Board were: Leonard Kelley, president; Dan Hewitt, vice-president; Thorn Damon, treasurer; Michele Bucklin, Board member; and Charles Wise, secretary. Also present were: Jessica Bartley and James Eirmann of Jamar Property Management. Kari Shaevitz, formerly of Jamar, attended to say "good-bye" to the Board.

Kelley introduced Jessica Bartley, who is replacing Kari Shaevitz.

The president said he had canvassed the Board about continuing the contract with Jamar for the second year. Although signing was not necessary, he pointed out the continuing was by mutual agreement of both parties. There was no objection to continuing the contract. He said he had reviewed the contract and was concerned about two paragraphs about monthly inspections for maintenance problems. It was agreed that Jamar was not responsible for maintenance; under the by-laws homeowners are responsible.

Kelley said that he had sent out a packet of changes in the by-laws. He did not want to make many changes, but felt the language on assessments needed to be clearer.

Hewitt said by practice assessments were not due until the end of the year.

Kelley said that only two nominations had been received for next years Board- Carol Wise and Terry Fink. The president pointed out that under the by-laws the Board consisted of either three or five homeowners.

Wise asked if the Board could appoint officers to the Board.

Kelley said he did not think so.

Damon said the Board had talked about Board members being current in their dues. Kelley replied that there was nothing in the by-laws on that subject.

The president said there were two meetings coming up- one to change some of the by-laws and the other is the annual meeting. One of the by-law changes is moving the annual meeting to the first Tuesday in October. If that by-law change is not made, the annual meeting can not be held as planned. A two-thirds majority of eligible homeowners is required to make by-law changes.

Kelley pointed out that if there was not three homeowners elected to the Board of Directors, there was no Board.

Shaevitz added that the Board had to sign the checks.

Kelley replied that he was going to let Jessica Bartley sign the checks. We have been with Jamar for one year with no problems.

It was agreed that the voting for the Board of Directors should be by secret ballot and also that 27 homeowners would make the two-thirds majority needed for by-law changes. The Tapps would have one vote. The president said he would make contacts to be sure we had enough members for a quorum.

Nominations for election to the board were received from Dan Hewitt and Michele Bucklin.

Kelley said that he would have a card table at the door so Bartley could take attendance as members came in. The president said he would conduct the by-laws changes meeting.

Shaevitz said that since there was no annual meeting last year, there are no minutes for that meeting. The president agreed that the minutes would not be read at this year's annual meeting. He would make it clear there was no annual meeting last year.

A question was asked about voting by E-mail. Shaevitz responded that the Board could vote by E-mail, but that homeowners could not because there was no discussion of the issues.

Kelley said the new by-laws would be read at the by-laws meeting. Shaevitz added that the numbers of homeowners voting for and against changes must be recorded. Proxies must be recorded also.

The president said that at the annual meeting he would like to recognize new homeowners and also those who had never attend the annual meeting before. He added that Jamar would present the budget. Kelley said that Bloomington Lawn and Landscaping would continue to mow next year, but that the price would go from \$10 per yard to \$11 per yard next year. He thought this was still a real bargain.

Kelley said that under proposed and new items from the floor he would like to find out who replaces the dead trees between the sidewalks and the streets. Shaevitz opinion was that the city would let us replace those trees. The president said that he did not want to use homeowner money to replace trees. He added that anything brought up at the meeting would be discussed. Kelley said he would announce the results of the election.

It was decided to send a reminder of the meetings along with directions to all homeowners. A proxy would also be included.

Kelley said that at the annual meeting he would remind homeowners it was their responsibility to take care of their properties, cut weeds, etc. Shaevitz added that there was no enforcement of this in the by-laws.

The president said the budget for the sign area had been reduced from \$100 to \$50. He added that volunteers were needed to help take care of that area.

Hewitt asked about the overage of dues. Kelley said that the overage amount would not be known until all the bills were paid at the end of the year. He would like to keep an extra amount of \$3,000.00 in the bank.

It was agreed the surplus would be a credit toward homeowners next year dues. This will not change the budget.

The meeting was adjourned.

Minutes submitted by Charles Wise, secretary