



## Home Owners' Association Board of Directors

**November 17, 2016 Annual Meeting Minutes  
6:30pm at Bailey Middle School**

### Directors Present

Bob Thonhoff, Jaime Brown, Victoria Harkins and Shannon Gosewehr

### ACC Members Present

Kelly Rath  
Glen Alexander  
Rich Anderson  
Vitoriano Casas

### Homeowners Present

A list of homeowners present for the annual meeting can be obtained from Goodwin Management, Inc.

### Others Present

Carl Gamble and Debra Johnson - Goodwin Management, Inc.

#### **1. Welcome, Introductions, and Opening Comments**

Pursuant to Article II, Section 4 of the Bylaws, "[t]he number of Members represented in person or by proxy at this new meeting shall be sufficient to constitute a quorum. An affirmative vote of a majority of the votes of the Members present, either in person or by proxy, shall [be] required to transact the business of the meeting." President Bob Thonhoff opened the meeting and introduced the current Board of Directors.

#### **2. Election to the Board of Directors**

The current Board members ran and were reelected to the Board of Directors: Bob Thonhoff, Jaime Brown, and Victoria Harkins. No other Members expressed interest in running for the Board.

#### **3. Homeowner's Comments and Concerns**

- Homeowners raised concerns regarding whether the Board of Directors will uphold the bylaws and CC&Rs, and commented that there are properties in the neighborhood that warrant attention for various reasons, including upkeep. Homeowners expressed concern that some of these issues have existed for some time and have not been addressed. Carl Gamble explained that Goodwin Management sends letters to the homeowners to address concerns, and notifies the Board if the problem is not remedied. Bob Thonhoff recommended that concerns be sent to Carl by email with a cc: to the Board, and indicated the Board would try to focus more on these issues in the future.
- Homeowner expressed concerns about construction noise.

- Homeowners were reminded to fill out cards with information for the new neighborhood directory.

4. **ACC**

Kelly Rath indicated that there are no vacancies on the ACC and any future vacancy will be filled by the next person on the running list who has expressed interest in participating.

5. **Amendment to Bylaws**

An amendment to Article II, Section 4 was proposed to lower quorum for the annual meeting from 51% of the votes in the Association to 10% of the votes. With this change, it is more likely a quorum would be present at the annual meeting in November, and there would be no need for another annual meeting in December. Homeowners expressed confusion about whether this change had a greater effect, and the Board took no action on the proposal.

6. **Meeting Adjourned**

Gift cards were awarded for attendance at the meeting by random drawing, and the annual meeting was adjourned.

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**Minutes Prepared by Shannon Gosewehr**