

## Martins Bluff Neighbors HOA Annual Meeting Minutes 12-2-2015

Board Members Present: Deb Hassler Blackmore, Susan Whitworth, Bob Gustainis, Karl Michaels & Joanne Springer

- 1) The meeting was called to order at 7:10 P.M.
  - 2) Introduction of Board Members individually.
  - 3) Bob announced that a Quorum was met (18) for voting purposes which included 5 proxy votes. (See Attached documents )
  - 4) 2014 Annual Meeting minutes were read and reviewed. Andy Whitworth and Joe Blackmore 1<sup>st</sup> & 2<sup>nd</sup> approved.
  - 5) Annual Report - Deb read the attached Annual Report- overview of events and goings on. \* See attached report for details
  - 6) Committee reports:
    - \*Architectural – Karl gave an overview of the last years building reviews. Between Andy Whitworth, Karl and Mike Lizargga, plans for 3 homes were reviewed and proved to meet CCR's.
    - \*Landscaping/grounds- Deb reported that Fergi is doing a good job maintaining the front entrance and will plant perennials this year not to cover the signage. The main part of the entrance sign is complete with the addition of the smaller tile with Dave's View Drive to be added when the weather is warmer. Nic Springer noted that the ridge caps on the Ammo building at the entrance needs attention. The committee will look into replacement.
    - \*Finance – Joanne went over the Profit & Loss vs Actual budget for 2015 . One questions was asked by Andy Whitworth why there wasn't any notification or line item of monies owed to the HOA, such as unpaid dues and assessments, and requested that it be noted on the budget.
  - 6) New Business:
    - \*Budget for 2016 – Joanne gave an overview of the proposed budget for 2016.
    - \*Dues increase- The board recommended an increase in annual dues by \$50 from \$300 to \$350. This will help in building our reserve funds.
    - There was discussion about the monies owed to the HOA for the road maintenance and how the HOA was going to collect said monies that are owed by the developer. Also concern about the amount of building going on in phase 2 and the use of the only road in and out, by heavy construction vehicles and the damage they are causing. See attached Annual Report for more information.
    - \* Budget was approved by raise of hands, unanimously.
    - \*Board members – Joanne Springers term is ending, but she has graciously put her name in for another term, but Karl Michaels has stepped down, leaving one open positions.
    - \*Cast ballots – New board member- Joanne Springer was voted in another term, unopposed. No one came forward for the open position, so the search will continue.
  - 7) Open Topics- Property Owners-
    - Discussion on the brightness of the entrance lights and possibility of dimming them. The board has discussed this option and are looking into the cost.
    - Sue Lucente brought forward her concern about the state of the ditches and yard maintenance. The CCR's state fines and penalties can be levied in accordance with the rules and regulations.
- Meeting adjourned at 8:08pm

