

Martins Bluff Neighbors HOA

Annual Meeting Minutes

12-6-2016

Board Members Present: Deb Hassler Blackmore- President, Susan Whitworth-Secretary, Bob Gustainis-Vice President, Jim Eddington- ----- Joanne Springer-Treasurer- absent.

- 1) The meeting was called to order at 6:15 P.M.
- 2) Jim announced that a Quorum was met for voting purposes which included proxy votes.
- 3) Board Member and attendees introduced themselves.
- 4) 2016 Annual Meeting minutes were read and reviewed. Chuck Glovik and Joe Blackmore 1st & 2nd approved
- 5) Annual Report Deb gave an overview on the past years event. -See Attached Report
- 6) Committee reports:
 - *Architectural – Nothing new to report-See Annual report for year
 - *Landscaping/grounds-new light dimming at front entrance, and it was also noted that ditches and property that has road frontage will be watched closely to avoid maintenance issues with owners being notified sooner when violating CCR's
 - *Finance –2016 Budget was reviewed with no questions or concerns from last year

7) New Business:

*Budget for 2017 – Deb gave an overview of the proposed budget for 2017, Budget was unanimously approved .

*Dues increase- The board recommended an increase in dues by \$50 from \$350 to \$400

*Board member – 2 board positions are needing to be filled as Susan and Bob's terms are complete. Call for candidates- Bob noted he would like to serve another term and Amy White presented a bio for review.

*Cast ballots — Bob Gustainis and Amy White were elected to the positions unanimously by show of hands.

8) Open Topics- Property Owners

It was noted that the minutes need to be posted to the Website on a timely manner.

It was asked by home owner if Rent-A-Goat would be allowed to be brought in to help clear blackberry bushes on owners land. It was recommended that requests such as this that are may not be allowed by the CCRs, be submitted in writing to the BOD for review and determination.

Home owners were also concerned about the speed on the neighborhood streets, especially when others are coming down the hill from the other Phases and the possibilities of getting yield or Stop signs installed. HOA will consider this further.

Meeting adjourned 7:04