

Crown Estates Annual Meeting

Meeting Minutes

January 20, 2024

Call to Order 3:00 p.m.

Roll Call

Beth Gravley, President

Bob Marsh, V.P.

Amy Campbell, Secretary/Treasurer

Reve Oviedo, Board Member (excused)

Thavy Hing, Board Member (excused)

Ming Lin, Board Member

Quorum Met Not Met (For requirement references: Board Meeting Majority: 4 of 7; Annual Meeting 34%: 10 of 28 Members; Changes to Bylaws: 2/3rds of a meeting where quorum is present: 7 of 10 Members with notice; for purpose of budget ratification: 6.1 budget will be considered ratified unless rejected by a majority of all Homeowners, whether or not a quorum is present))

**Present 14 of 28 homes, (nine homes represented in person and five by proxy)

Additional Attendees: Roy Gravley, Nancy Marsh, Sam Bateman, Wayne and Julie Wright, Don Tsou, Brenda Mejos, Dori Strangel, Diane Howard

Meeting Guidelines and Expectations:

- Be professional and respectful.
- Wait for the President to recognize you.
- Members will have three minutes to express their questions or concerns.

Approval of minutes from last meeting: Approved Board Meeting minutes from 1/15/2023

Treasurer Report: Approved End of fiscal year 2023 report

Ratification of 2024 Budget: Approved

The Board reviewed, voted, and approved the budget on 9/13/2023 for ratification at the January 2024 annual meeting.

With the budget being ratified, the 2024 dues for Phase I are \$84.79 and Phase II \$263.95. Dues will be due February 1, 2024, and past due after March 31, 2024. Invoices will soon follow.

Recap of 2023

- ❖ The seal coat contractor inspected the private street in Phase II under the one-year warranty, seal repairs made, and some additional repairs were completed beyond the warranty work.
- ❖ A shout out to all the neighbors that have contributed to our neighborhood helping to keep it cleaned up by pruning, blowing, sweeping, weeding, and other miscellaneous cleaning.
- ❖ Audit – completed by Ming, Amy, and Beth. Our finances were accurate and balanced.
- ❖ Taxes – mailed for fiscal year 2023.
- ❖ Reminder next year will be time to vote on Board Members and Officers – any Phase I or II interested party may nominate someone they know may be interested or nominate themselves.

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Action Items & Person Responsible

Round Table

Sam Bateman made a motion as to address the suggestions made from last year's annual meeting to have the Board suggest changes to the current Bylaws and send out the proposal to all homeowners. For record a request was made to receive a copy of the written document/proposal via email.

Notes from 2023 Annual Meeting:

- Sam Bateman suggested that the Board consider changing the Bylaws to all members voting for Officers. (This year we changed the voting so that members were able to vote and place all Board members into position first and then the Board members vote for Officers.) Beth explained the reason for the change was after consultation with an attorney and two other large homeowners' associations, in which one of them also has an attorney serving on the Board stated that was the correct interpretation of the Bylaw as currently written otherwise the officers could continually nominate and reelect themselves. ***This suggestion will be moved to the agenda for the next Board meeting.*
- Larry Jones suggested the Board consider the possibility of having staggered terms for Board members to reduce the possibility of having *all new* Board members at once which would remove any tribal knowledge. ***This suggestion will be moved to the agenda for the next Board meeting.*

Unfortunately, these topics did not officially make it onto the agenda for the September 13, 2023, Board meeting nor were they brought up at that time. After the motion at today's annual meeting, initially there was not a second offered to entertain the proposal. (I have now researched the rules around this and in the future without a second it becomes a dead issue.)

A discussion opened by the homeowners expressing their desire not to proceed with any changes, how happy they are with how our HOA is running at this time, and the cohesive environment created within our neighborhoods. A Board Member inquired/clarified that we are not out of compliance, changes are not required, and restated what was proposed making sure he understood correctly which was confirmed.

Currently all the homeowners/membership have the opportunity to vote for all (up to seven) Board Members every two years. Those Board Members then vote for Officers (Pres, V.P., Sec, Treas) in accordance with our Bylaws 1.1.

Due to our HOA size and the interest in serving on the Board of Directors, mentioned, was that the extra work to vote every year for a staggered Board of Directors may not have "benefit added" at this time.

After hearing from the homeowners, a second was requested to put it to a vote of all attending homeowners to determine interest of the proposal. Since there was only one vote for, this will not receive further consideration.

Adjournment: 3:31