

2011 EHCA General Meeting Minutes Held October 8, 2011

1. Board Members in attendance: Jim Sills – President, Cathy Weissblatt – Vice President, Dave Hulick – Treasurer. Absent was David Halperin – Secretary. Also in attendance was Ward Kuhn, legal counsel.

2. Meeting was called to order by Jim Sills at 9:15 AM with a quorum of 54 Owners, either in person or by Proxy.

3. A question was posed by Richard Williams (Lot 61) as to when are dues considered late. Dave Hulick answered that the semi-annual dues are due within 30 days of the notice being mailed. For the first-half dues, the due date would be Feb. 1 and for the second-half dues, Aug. 1. After that time, late charges begin to accrue. Further discussion revealed that the Williams' notice was mailed to the incorrect address, so no late charges were assessed. This highlights the need to notify the Association of any address change.

4. 2010 General Meeting Minutes were approved without objection following a motion for approval by Joe Ball, Lots 35 & 36 and a second to the motion by Joe Kraus, Lot 48.

5. The Treasurer's report was presented by Dave Hulick. Since expenses are reported on an annual basis, the results reviewed included expenses and dues through Sept. 30. Dave stated that the ongoing practice for the EHCA Association is that any unspent dues collected are applied to the contingency fund for future road repairs. A discussion was held concerning getting bids for road work to avoid being "held hostage" by a monopoly. Also discussed was that the potential expense is very large and must remain in the planning process since there never was enough put into contingency fund to handle the resurfacing. Jim Sills reported that the Board walks the roads to monitor road conditions. The thought is that the roads would be repaired as soon as problems are noticed in order to extend their life. The proposed 2012 budget was reviewed, with dues remaining at \$300 annually for each Lot.

6. Jim Sills then gave a report on general maintenance items that were commissioned by the Board: sand removal and boundary fence repair. The sand was removed from the drainage areas, at an expense of \$225. The fences were repaired at an expense of \$120.

Jim Sills then discussed the need for a repair of the asphalt at the North entrance, as well as removal of sand in the collection area beside the entrance. The estimated expenses for these repairs are: \$1200-1800 for the asphalt and \$500 for the sand removal (already completed). The asphalt repair was necessitated by a leak in the drain crock that washed the underlayment beneath the roadway. The repair will repair the hole, the asphalt and the leak in the crock.

7. Jim introduced the topic of By-law revisions. Ward Kuhn summarized the revisions: the main issue is to reduce the number of people and proxies needed to constitute a quorum to 50% of members in good standing and to utilize only those Lot Owners in good standing (current on dues) as the basis for the 2/3 required for passage. Presently, an affirmative vote requires 54 votes (2/3 of 80 Lots). The amendment would count only members in good standing (presently 74 Lots), thus the required affirmative vote would be 50 votes (2/3 of 74). He also suggested that we leave the voting open until Oct. 15 for return of ballots. Mike Shaughnessy made a motion the revisions be accepted and Deb Sills seconded the motion. A roll-call vote was taken and the vote was 54 in favor and 2 opposed. (Subsequent votes received in the mail with postmarks prior to 10/8/2001 have yielded a total 57 votes in favor and 2 opposed) Additional discussion was held on the process for increasing dues and making special assessments. Ward Kuhn stated that the Board has the power to increase dues, but that special assessments require a vote by the Lot Owners. It was firmly established that there are no plan to either increase dues or have any special assessments. These items were only discussed as to the process.

8. Deb Sills gave a report for the Architectural Review Committee. The first issue they dealt with was the approval of a paint color for the Hulicks' house (Lot 49). The other issue they are dealing with is the house plans submitted by the Taylors (Lot 43). This issue is ongoing and will continue into the next year. The Committee members are: Peggy Schous, Deb Sills, Roberta Hansen, Barry Bennett and Evan Murray.

9. Jim Sills gave a report on the Common Spaces Committee. The members of the Committee are: Jim Sills, Joe and Trina Ball, Barry Bennett and Pieter Schous. He outlined their approach of dividing the common spaces into: North Entrance, South Entrance, 4 cul-de-sacs and the remaining 6 common space areas. Their recommendations were:

1. Trim apple trees
2. Landscaping the cul-de-sacs with drought-resistant plantings
3. Landscaping the North Entrance with plantings requiring water in their early years
4. Not mow common spaces

The Board voted to put the improvements on hold pending funding issues. A decision to not mow the common areas was made.

Future plans include the development of a "best practices" plan to control invasive species.

10. Since only 4 people (Jim Sills, Barry Bennett, Cathy Weissblatt and Dave Hulick) offered to run for the Board, Ward Kuhn said that there should be a vote to elect all 4 to the Board. A motion was made to nominate the 4 people and the motion was seconded. Another motion was made and seconded to close the nominations. A vote was held and the 4 people were unanimously elected.

11. Jim started a discussion on Lot mowing, as required in the By-Laws. If any Owner wishes to have the Association have their lot mowed, the Owner will be invoiced for the cost (approximately \$38). Also, any lot not mowed by the Owner by the time the other lots are cut, it will be mowed and the Owner invoiced. Richard Williams mentioned that we are requiring the Owners to cut their lots, but the Board has said that the common areas will not be cut – to avoid spreading invasive species seeds. A discussion then was held concerning some Owners' wishes that the common areas be mowed to provide walking paths, as outlined in the By-Laws. Since there was so much discussion, the new Board will take up this issue at their first meeting following the General Meeting.

12. Jim Sills then recognized a number of Owners for volunteer work in helping eliminate invasive species and for helping to clean-up and improve several of the common areas including the North entrance. He recognized: Barry Bennett, Dave & Carolyn Wollenhaupt, Joe & Trina Ball, Pieter & Peggy Schous, Bernie Meehan, Frank Sciannella, Sallyanne Morris, Jim Foltz, Dave Hulick and Jim Sills. If anyone was missed, the Board both apologizes as well as thanks them for their work. Let us know and we will publicly thank you

13. Rob Peterson requested that the new Board again address the By-Law changes required to allow signs for lots for sale. The Board agreed to take that issue up at their first meeting following the General Meeting.

The meeting was adjourned at 11:15 AM.