

**NOT APPROVED**

**DRAFT**

STRAWBERRY FIELDS CONDOMINIUM OWNER'S ASSOCIATION, INC.  
GENERAL MEMBERSHIP MEETING  
NOVEMBER 13, 2014

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President William James called the meeting to order at 6:32 p.m.

Board Members present:	William James	President
	Ben Smith	Treasurer
	Andrew Stephenson	Director at Large

Management present:	Darren Burns	Property Manager
	Tammy Bonovich	Property Manager
	April Smith	Property Manager

Ms. Smith and Ms. Bonovich conducted roll call at the door and certification of proxies. 17 homes were represented in person at the meeting and 31 homes were represented by proxy for a total of 20.44%. A quorum was not present. Owners present provided proof of notice of the meeting.

The meeting handouts included the minutes of the 2013 general membership meeting, the October 31<sup>st</sup> Balance Sheet, a summary report of all reserve expenses through October, the Income and Expense Comparative Statement and the 2015 Budget.

The November 14, 2013 minutes were reviewed and unanimously approved.

Mr. James presented the President's report and summarized the contents of the handout and the accomplishments in the past year to include drainage work and rock by 3610, 3630 and various garages, rock work under the west perimeter fence, the remodeling of the pool and hot tub, drainage swales and gutter modifications by 3890B, the replacement of the roof on building 3630 (10yr workmanship warranty and limited lifetime manufacturer's warranty) and the installation of 2 new gate operators and safety loops at the back gate. An option is being investigated to allow the older remotes to work with the back gate and prevent the need for all new remotes.

3790 is the next roof to be replaced and the contract has been approved by the Board. Other future projects include the replacement of additional steps and a paint cycle.

Mr. Burns presented the financial report and the 2015 budget. The monthly assessments for 2015 will increase by an average of 3.3%.

Due to the absence of a quorum, an election could not be held. It was announced the Board will appoint two people to serve for 3 year terms. Nominations from the floor were solicited. Scott Gadd and J.R. Jones both volunteered and were unanimously approved for appointment by everyone present.

General discussion followed on topics including the new exercise room equipment, clubhouse access hours, front gate “open” hours being 7 a.m. – 7 p.m., new exterior lights for the clubhouse, the font and lettering for building addresses, future asphalt work requiring removal and replacement to the road base, new LED lights throughout the Community (stairways, parking areas and garages), seal coating, recycling problems, trash trucks, moving the 2015 annual meeting to October to take advantage of warmer weather, the need for Community vigilance and involvement in policing Covenant violations, greeting and educating new residents, oversized dogs, pet deposits and a winter newsletter.

The meeting was adjourned at 7:32 p.m.

An organizational meeting of the Board followed adjournment. Ben Smith made a motion to appoint Scott Gadd and J.R. Jones to 3 year terms and the motion carried unanimously.

Ben moved to approve purchase and installation of 4 “Mallorca Outdoor” lights for the clubhouse and the motion carried unanimously.

Officers were elected as follows:

		<u>Board Term Expiration</u>
William James	President	2015
Ben Smith	Vice President	2016
J.R. Jones	Secretary	2017
Scott Gadd	Treasurer	2017
Andrew Stephenson	Director at Large	2016

The organizational meeting adjourned at 7:56 p.m.



Darren H. Burns  
Property Manager

J.R. Jones  
Secretary