

STRAWBERRY FIELDS
CONDOMINIUM OWNER'S ASSOCIATION, INC.
General Membership Meeting
October 27, 2016

President Ben Smith called the meeting to order at 6:12 p.m.

Board Members present:	Ben Smith	President
	Scott Gadd	Vice President
	Daniel Freysinger	Treasurer
	<i>Absent: William James</i>	<i>Secretary</i>
	<i>Jerry Kleinjans</i>	<i>Director at Large</i>

Management present:	Darren Burns	Property Manager
	Chris Schade	Manager's Assistant

Mr. Burns and Mr. Schade conducted roll call at the door and certification of proxies. 61 homes were represented with 47 in person and 14 by proxy. The required 33% quorum was not present as only 26% of the homes were represented. Owners present provided proof of notice of the meeting and elected to continue without the quorum. The budget is automatically ratified and the election can't be held, but ballots will be collected and counted and the Board will appoint the highest vote getters to 3 year terms.

The meeting handouts included the agenda, minutes of the 2015 general membership meeting, the September 2016 financials, the 2017 Budget, the Special Loss Assessment notices and calculations and a landscaping report update. The previous year's minutes were reviewed and unanimously approved on a motion from Gary Cooper.

Ben Smith presented the President's Report and gave a summary of work completed through the year and requested new Board Members who could bring specific expertise to the Association or help coordinate social events, etc.

Darren covered the 2017 budget and the SLA in detail, explaining the reason for the assessment, the damage from the hail, the process for payment and filing claims on individual HO-6 policies and how the Association is seeking financing to assist with the timing of the work. Darren also stated the reserves still need to be aggressively funded for all of the infrastructure items that are not covered by the hail storm.

Autumn Ascano, Jerry Kleinjans and Ben Smith were the three candidates placed on the ballot in response to the call for volunteers in the annual meeting notice. Darren opened the floor for additional nominations and Justin Teenor volunteered and was added to the ballot. Each of the candidates spoke to the Owners present about why they wished to serve and Darren and Ben gave a brief summary of Jerry Kleinjans' involvement.

Marc Stewart and Kay C. Mast collected and counted ballots with Chris and Darren. After entering the calculations into the proportionate interest spreadsheet, the announcement was made that Autumn Ascano and Ben Smith had received the most votes and would be appointed to 3 year terms.

General discussion followed on multiple topics including camera systems, unauthorized dumping, the new gate keypads, etc.

There being no further business, the meeting was adjourned at 8:20 p.m.

An organizational meeting of the Board was called to order at 8:30 p.m.

The remaining Board Members (Scott and Daniel), representing a quorum of 2 of 3 (William Absent) unanimously appointed Autumn and Ben to 3 year terms.

Officers were elected as follows:

		<u>Board Term Expiration</u>
Ben Smith	President	2019
Scott Gadd	Vice President	2017
Daniel Freysinger	Secretary	2017
Autumn Ascano	Treasurer	2019
William James	Director at Large	2018

The next Board of Directors meeting is scheduled for Thursday, January 26th, 2017 at 4:30 p.m. at the clubhouse. The bimonthly meeting schedule will be posted to the website.

There being no further business, the meeting was adjourned at 8:34 p.m.

Respectfully Submitted,



Ben Smith
President



Darren H. Burns
Property Manager