

STRAWBERRY FIELDS
CONDOMINIUM OWNER'S ASSOCIATION, INC.
General Membership Meeting
October 26, 2017

President Ben Smith called the meeting to order at 6:03 p.m.

Board Members present:	Ben Smith	President
	Scott Gadd	Vice President
	Autumn Ascano	Treasurer
	<i>Absent: Justin Teenor</i>	<i>Secretary</i>
	<i>William James</i>	<i>Director at Large</i>
Management present:	Darren Burns	Property Manager
	Chris Schade	Property Manager

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Mr. Burns and Mr. Schade conducted roll call at the door and certification of proxies. 62 homes were represented with 37 in person and 25 by proxy. The required 33% quorum was not present as only 27% 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 2016 general membership meeting, the September 2017 financials and the 2018 Budget. The previous year's minutes were reviewed and unanimously approved on a motion from Kay C. Mast.

Ben Smith presented the President's Report and gave a summary of work completed through the year. Ben opened up for open forum comments. Kay C. Mast reported on the improvements a group of volunteers requested for the clubhouse and found the monies collected for rentals had not been itemized for clubhouse use (approx. \$4700). She requested the funds be marked for clubhouse use for the future. Books have been organized and sorted and a volunteer cleaned all the plants and the media room had the VHS and DVD's cleaned out.

A large number of books were donated to ARC. Other general topics were discussed along with the protocol for work orders and reporting violations. The number of rentals was discussed and one Owner brought up the idea of charging rental owners an additional \$50 per month. The comments were countered by a rental owner who objected strenuously to the idea. Darren announced the current rental percentage was approx. 40% and limiting the rental percentage would require a Covenant amendment, thus a 67% vote of all the Owners.

Darren covered the financial reports and the 2018 budget in detail. The SLA funds and the work completed in 2017 and 2018 greatly accelerated the completion of needed work, but there is still much to be done. The reserves still need to be aggressively funded for all of the infrastructure items such as concrete, roads, underground plumbing, the pool, etc. The 2018 budget includes a 7.7% average revenue increase with \$230,000 budgeted to be allocated to the reserves.

Scott Gadd and Justin Teenor were the two 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 there none. Nominations were closed and Kay C. made a motion to appoint Scott and Justin by acclamation to 3 year terms.

General discussion followed on multiple topics including camera systems, unauthorized dumping, the new gate keypads, the SLA, the paint work, follow up, quality control, security, etc.

There being no further business, the meeting was adjourned at 7:43 p.m.

An organizational meeting of the Board was called to order at 7:45 p.m.

The remaining Board Members (Ben, Scott and Autumn) unanimously appointed Scott and Justin to 3 year terms.

Officers were elected as follows:

		<u>Board Term Expiration</u>
Ben Smith	President	2019
Scott Gadd	Vice President	2020
Justin Teenor	Secretary	2020
Autumn Ascano	Treasurer	2019
William James	Director at Large	2018

The next Board of Directors meeting is scheduled for Thursday, January 25th, 2018 at 6:30 a.m. at the clubhouse. The bimonthly meeting schedule will be posted to the website.

There being no further business, the meeting was adjourned at 7:51 p.m.

Respectfully Submitted,



Ben Smith
President



Darren H. Burns
Property Manager