

Arbor Hills Condominium Association Annual Homeowners' Association Meeting October 24, 2019 Meeting Minutes

Date: October 24, 2019
Time: 7:00 p.m.
Location: Clague Middle School, Media Center

Board Members:		Present	Absent
President:	Dennis Stom	X	
Vice President:	David Wang		X
Treasurer:	Steve Hadrill	X	
Secretary:	Thomas Edwards	X	
Member at Large:	Sherri Fountain	X	
Management Rep:	Alex Stankiewicz	X	

Agenda:

A. Call to Order and Roll Call

B. Determination of Quorum

- a. Of 200 owners, 10 are in arrears on dues and may not vote.
- b. $190 \times .35 = 66.5$ or 67 owners are needed for a quorum.
- c. Total present plus proxies = 53. Fourteen (14) additional proxies and/or owners are needed to achieve a quorum.
- d. Despite failure to achieve a quorum, there was a motion from the floor to invoke Section 10.9 of the Arbor Hills bylaws and conduct official business with those present (provided there is no objection).
 - i. This would be a waiver of notification
 - ii. The motion was made by Ig Justyna
 - iii. The motion was seconded by Larry Foti
- e. Discussion and vote
 - i. An objection to the motion is made by Usha Jindal, so the motion to conduct official business in the absence of a quorum fails.
 - ii. Despite attempts by many in attendance to encourage Ms. Jindal to express her concerns and to stay at the meeting, she decided to leave.
- f. In an effort to collect additional proxies with the goal of achieving a quorum for the meeting, two (2) residents leave the meeting and return to Arbor Hills to attempt to gather 14 more proxies. They successfully collect 17 additional proxies; however, while they are gone, a few homeowners left the meeting. Despite collecting 17 additional proxies, the total number of owners who are present and proxies is ultimately only 64 – short of the 67 needed to achieve a quorum.
- g. As a courtesy to residents who have patiently remained at the meeting, Dennis Stom decided to go ahead and hold an unofficial, informal meeting to share information about various Board activities and proposed initiatives for 2020. He also discussed the need to elect officers for the upcoming year. There are two (2) vacant seats open on the Board because Dennis Stom and Thomas Edwards's terms end in 2019. There are two

(2) names listed on the nomination forms distributed by Casa Bella – Dennis Stom and Thomas Edwards. Dennis Stom solicits additional nominations from the floor. No one asks to be nominated and no one else is nominated. Although a quorum has not been achieved, Dennis asked for a show of hands to determine whether those present support the two (2) candidates listed on the nomination form. There was unanimous support for Dennis Stom and Thomas Edwards.

- C. Steve Haddrill delivered general information about proposed budget items for 2020. He presented pie charts featuring various expense categories. Steve and other Board members discussed the potential need to increase homeowners' association fees in the future; however, homeowners are assured there probably will not be an increase in January 1, 2020. Steve referenced the Arbor Hills reserve funds, which are set aside to address expensive, long-term maintenance and/or repair projects, such as pavement maintenance and/or replacement projects.
- D. Property Management Report – Casa Bella Property Management
 - a. Alex Stankiewicz, Casa Bella's Property Manager assigned to Arbor Hills, introduces himself to the residents. This is his first annual meeting with the Arbor Hills homeowners' association.
 - b. Alex requests that all Arbor Hills residents register with Casa Bella so they can readily access information about Arbor Hills on the Casa Bella website, pay their association fees online, stay informed and view official documents.
- E. Adjournment. It is noted that upon adjournment of the meeting, all of the residents present believed the motion of those present to conduct official business should have been accepted.