

MEADOWS-FERNDALE HOA ANNUAL GENERAL MEETING

MINUTES

DATE: Tuesday, 20th November 2022

TIME: 6:45 PM

VENUE: Zoom™ Video Teleconference.

1. Call to Order and Determination of Quorum

- a. Meeting called to order at 6:50 PM
- b. Attendees: see list at end of this document
- c. A quorum (20% of 157 HOA members – 32) was not achieved

2. APPROVAL OF THE 2021 AGM MINUTES

- a. No recommended changes to the 2021 minutes provided in the meeting package
- b. 2021 AGM minutes were approved.

3. Reports OF THE BOARD OF DIRECTORS

- a. All Board and Committee reports are integrated into a single document attached hereto
- b. Contributors to the integrated report provided oral summaries for this meeting. For details, see the attached Report.

4. RATIFICATION OF THE BOARD-APPROVED 2023 BUDGET

- a. President Chuck provided a summary of the budget and underlying assumptions:
 - (1) By mid-year all remaining units in the developments will be sold and construction commenced on the two remaining undeveloped lots, with the accompanying boost in revenue.
 - (2) Windermere has not increased their rates, which was appreciated.
 - (3) The budgeted amounts for utilities (water and electricity) assume modest inflation and increased watering demands for landscaping.
 - (4) The budget for general common area maintenance (mowing, weeding, watering, fertilizing, etc) is increased to improve the look of the development. This increase is made possible primarily by down-scoping the planting strip project to a more manageable and affordable (see discussion in the Board Report) approach.
 - (5) We continue to transfer money into the Reserve account each month to ensure that we can fund potential issues that need attention, including those which are not anticipated - such as the stormwater problem that was recently discovered (see New Business later in this document).
 - (6) Overall, our financial status is looking good. We expect to fund all needs without increasing dues -- thereby achieving the target "zero net" financial balance at the end of the year.
 - (7) The floor was opened for questions, comments, or objections.
 - (8) With no objections, the Board Approved 2023 Budget was ratified.

5. Election of Directors

- a. A quorum of 32 owners present either in person or by proxy is required for a Board election. Since we did not achieve a quorum, no election was conducted.
- b. Faced with a vacant board position, the remaining members are empowered in the By-Laws to recruit and appoint an HOA member to fill the position.
- c. Recruiting has begun.

6. UNFINISHED (OLD) Business

- a. This topic was accomplished by the Board Report and oral summary.
- b. Additional questions or comments were solicited, but there were none.

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7. New Business

- a. Stormwater Drain. It was recently discovered by our Landscaping contractor that the stormwater drainage system at the end of the access easement off Chloe Lane is malfunctioning. Per the City of Ferndale Public Works, the responsibility for this system lies entirely with us – although any work must comply with regulations. COF/PW provided a list of specialty contractors that know the rules and are able to make the repairs.
- b. Responsibility for sidewalks. The general understanding to date has been that sidewalks are “owned” by the city but maintenance responsibility falls to the HOA by virtue of the original agreements for the development. We have recently discovered that there is an exception: the ownership and responsibility for sidewalks on private streets lie solely with the HOA. This applies only to Rossie Lane, but it is nevertheless worth noting.

8. ADJOURNMENT

- a. With no other questions, comments, or discussion, a motion to adjourn was made by Chris Chappell and seconded by Rick Horsman.
- b. The meeting was adjourned at 7:55 PM.
- c. Best wishes to all for a safe and happy holiday season.

9. ATTENDEES (in person)

- a. Board and Committee Chairs: Chuck Millard, Chris Chappell, Kathy Young, Rick Horsman,
- b. Windermere: Brandye Hubbs
- c. Others: Ellen Horsman, Greg Fitzgearld, Katherine Morgan, Dan and Kathy O'Steen, Shane Ward, David Hall, Carolyn and Mike Sherwin, Roman and Xandee Reznik, Jim Gizzi, Calvin and Kay McCall, Cindy Fralick, Kathy Healy, and Ruy [sic:?].