

MEADOWS-FERNDALE HOA 2023 ANNUAL GENERAL MEETING

MINUTES

DATE: Tuesday, 19th December 2023

TIME: 6:30 PM

VENUE: Ferndale Public Library Large Meeting Room (outside inner entry door).

1. Call to Order and Determination of Quorum

- a. Call to Order: 6:35 PM.
- b. Determination of quorum for meeting: YES. See Appendix hereto.
 - (1) Quorum is 32 units
 - (2) Actual representation is 46 units

2. APPROVAL OF THE 2022 AGM MINUTES

- a. 2022 Minutes approved without dissent.

3. Directors' End of Year Report to the HOA

- a. The report was provided in the pre-meeting mailout packet.
- b. The Board Vice President provided an oral summary.
- c. There were no questions.

4. RATIFICATION OF THE BOARD-APPROVED 2023 BUDGET

- a. The rationale for the budget and the dues increase was previously provided (1) at the November 7th Board meeting and in the meeting minutes, (2) in the pre-meeting mailout packet, and (3) on the HOA website.
- b. The Board President provided a summary of the rationale.
- c. Per Section 2.3 of the Association By-Laws the budget is ratified unless a majority of owners (79) vote to reject it.
- d. The 2024 budget with dues increase to \$85 per month was ratified with nine votes for rejection. See Appendix hereto.
- e. Owners are reminded to adjust their bank or credit card autopay options for dues payments effective January 1st, 2024.

5. Election of Directors

- a. Section 3.1 of the By-Laws requires a Board of no more than three members.
- b. The enabling criterion is the existence of a quorum. See paragraph 1 above.
- c. Per balloting (see Appendix), Cindy Frakes and Ann Lesan become members of the Board for calendar year 2024, effective on January 1, 2024.
- d. David Hall's term continues for another year to the end of 2024.

6. Unfinished (old) Business: None.

7. New Business: None.

8. ADJOURNMENT

- a. Lacking additional business or discussion, the meeting adjourned at 6:53 PM.

MEADOWS-FERNDALE HOA 2023 ANNUAL GENERAL MEETING

MINUTES

APPENDIX

BALLOT RESULTS

	YES	NO	ABSTAIN	TOTAL
Ratify Budget	36	9	1	46
Approve 2022 Minutes	43	0	3	46
Vote for Ann Lesan	43	1	2	46
Vote for Cindy Frakes	44	1	1	46

REPRESENTED IN PERSON AT MEETING

LOT #	STREET #	STREET NAME
36	2761	Jessie Court
40	2777	Jessie Court
54	6081	Monument Drive
80	5934	Jenjar Avenue
103	5955	Monument Drive
108	5935	Monument Drive
112	5951	Monument Drive
120	2761	Josie Lane
121	2765	Josie Lane
124	2775	Josie Lane
126	2745	Jenjar Avenue
127	2751	Jenjar Avenue
129	2763	Jenjar Avenue
133	2787	Jenjar Avenue
141	2768	Jenjar Avenue
146	5957	April Lane