

Meadows Ferndale Homes Association 2024 Annual General Meeting Minutes

Date and Time: Pursuant to Article 2, Section 2.2 of the Meadows Ferndale Homes Association By-laws, the Annual General Meeting, (AGM) was held on Tuesday, 10th December 2024 at 6:30 pm at the Ferndale Public Library. A social gathering was held from 6:00-6:30 prior to the meeting.

Officers, Managers, and Quorum: Present: President, Cindy Frakes; Vice President, David Hall; Treasurer/Secretary, Ann Lesan; Windermere Managers, Brandye Hubbs and Johnny Wieber. Eighteen households were represented in person. Quorum requirements were met. The president, Cindy called the meeting to order at 6:31 pm.

Minutes: The minutes of the Tuesday, 19, December 2023 AGM meeting were mailed and e-mailed to all homeowners in their AGM packet before the meeting.

There being no corrections or additions, Rick made a motion to accept the minutes. The motion was seconded by Jim and approved unanimously.

Board of Directors Report: Cindy asked if there were any questions related to the Directors report that had been included in the AGM packet. The homeowners had no questions. The president asked Ann if she had anything to add regarding the budget. Ann stated no, and asked if any homeowner had questions. Jim asked about the late dues' status and if the Appfolio software reports delinquency. Ann reported the lien placed on a delinquent homeowner's property had prompted a partial payment and the remaining amount was expected to be paid soon, and Windermere sends statements to past due accounts each month. The enforcement of late fees has helped and will continue to be applied with notices of pre lien status at 90 days.

Manager's Report: Brandye stated the AGM is the homeowners meeting to express their thoughts and ask questions and not for the board to conduct business.

Ratification of the Board Adopted 2025 Budget: Pursuant to Article 2, section 2.3 the votes were tallied by Johnny and the 2025 budget was ratified.

Election of Directors. Pursuant to Article 2, section 2.2 the votes were tallied and Katherine Morgan was elected by majority for a two-year term.

Old Business: None

New Business: None

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Open Forum:

Ann followed up to a question asked at the 10/21/2024 town hall zoom meeting regarding installing benches along the walking trail. The City of Ferndale and the Army Corp have no objections to placing benches along the walking trail and this can be a future project.

Charlie asked about the organizational meeting required pursuant to article 2 section 3.6. Cindy explained this meeting shall be held within ten days and that information will be provided next week.

Rick asked if the board of directors could talk to the city of Ferndale about the water quality causing problems with tankless water heater. Charlie stated the HOA doesn't own the water system. Brandye stated the board can't address this but individual homeowners can go to the city with their concerns. Cindy also commented that individual homeowners can band together and collectively voice their concerns to the city.

Cindy announced our future meeting time will be earlier, 5pm, to accommodate Katherine's schedule.

Rick asked if he and Jim could revisit maintenance issues with the mailboxes. The springs on the parcel doors wear out. Rick would like to find a replacement spring more affordable than the \$12 available from the manufacturer. Ann stated mailbox repair was budgeted and appreciate Rick and Jim working on this.

Carolyn asked about lighting for the mailboxes. Rick explained that this was investigated and was cost prohibited.

Adjournment: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 6:55pm.

Respectfully submitted:

Ann Lesan, Secretary 12/13/2024