

Hayford Village 2 Condominium Homeowners Association
Minutes – 2019 Annual Meeting
December 4, 2019

Board Members Present:

Beverly Mors, President (#77)
David Clarke, Secretary and Treasurer (Developer)
Jon Strickland, Vice President (#114)
Michael Wilkins, Vice President (#140)

Board Members Absent:

none

Owners Present: (17 units total)

#75 – Claudia Lish
#77 - Mark & BJ Mors
#88 - Gregory Souza
#89 - Dennis & Sandy Coffey
#91 - Gary & Carrie Franchi
#94 - Larry & Amilda Clark
#108 - Amy Morrison
#109 - Teresa James
#110 – Evie Omans
#113 - Craig & Janice Turner
#114 - Jon Strickland
#115 – Debra and Nick Wass
#116 – Patricia Green
#117 – Doc & Beverly Holaday
#127 - Gordon Miller
#128 – Tim & Kathy Curtain
#130 – Stan & Nancy Tillberg
#135 - John Moyer
#137 – Joe & Wanda Traband
#138 – Greg Brady
#139 – James & Kathy Roellich
#140 - Michael Wilkins
#141 - Michael Wilkins
#142 – Linda Evans
#145 - Joyce Daniels

The meeting was called to order by the President at approximately 7:00 pm. The President referred to the Meeting Agenda and noted that this was the first meeting of the newly elected Board, and asked everyone to attempt to follow the Agenda to keep the meeting moving.

With 25 of 58 owner units' present, and remaining 17 units represented by the Developer, the Secretary verified that a quorum was present.

Board officers all introduced themselves.

The Treasurer reviewed the current year budget, and discussed current year expenditures. There were many questions and discussion ensued. This discussion included a review of monthly dues revenue and water/sewer reimbursements on the revenue side, and administrative expenses, repairs, water/sewer expenses, and projected future capital expenses on the expense side. Cash on hand and reserve accounts were discussed. There was additional discussion about anticipated upcoming repairs (primarily road surfacing and fences). After determining these items need further research, it was the consensus that any increase in the 2020 budget would be based on guesswork, and it would best to leave the current Member dues budget the same as 2019. Without a change in the budget, there was no need for a motion or vote.

After the budget was resolved, there was further discussion of future repairs. Fire hydrants, roads, fences, street lighting and street signs and house numbers were discussed in detail. It was decided that the Board would create a list of proposed repairs (and potentially some preliminary cost estimates) and present to the Membership for comment on future actions.

A discussion of delinquent Member Dues and water/sewer payments ensued. The Treasurer explained how the current Bylaws were inadequate to pressure non-payers into paying their obligation due to not having the authority to force payment of dues. The Treasurer made the following Motion: "To allow the Board of Directors, at their next meeting, to amend the Bylaws to adopt policies and procedures to strengthen collection of Member dues (including water/sewer billings) specifically including the imposition of additional fines and the disconnection of water/service service."

This motion was seconded by President Beverly Mors, and was approved by unanimous vote of the Members present.

Discussion of adopting a formal policy and schedule for dues payment ensued. The Treasurer explained although monthly dues are authorized in the Bylaws, there are no provisions for when they are due, or late, or how often they should be collected. A substantial amount of time is spent in the office tracking individual monthly dues payments. A more formal policy of when dues are payable, and possibly late, would likely increase collections and reduce administrative work. Debra Wass motioned that monthly dues be made due on the first day of each month, and

Be considered late after the twentieth (20th) day of each month. The motion was seconded by several persons. The motion was approved unanimously. The President clarified that the motion was to establish the payment due dates only, and any late fees for late payment would be adopted by the Board in conjunction with its discussion and adoption of late fees and charges for all dues, which will occur at a later date.

Discussion then ensued about how the Board and Membership should operate going forward. How often should there be both Board and General meetings? Should Board Meetings be public, or private? The consensus was that the Board would meet in the coming months to develop a schedule for meetings in 2020, while addressing the issue of amending the Bylaws, and report back to the Members after that is done.

Further discussion ensued about various issues, meetings, money, a recent incident where a guest drove their car off the road into a ditch, e-mail deliver of Meeting notices and other communications, setting up a COA website.

There being no further business, the meeting adjourned at approximately 9:10 PM.