

The Ridge at Rock Creek Homeowners Association
Annual Member's Meeting Minutes
January 10, 2013

Call to Order – The meeting was called to order at 7:00.

In Attendance - Director/President: Allen Smith

Director/Vice President: Brian Goldsmith

Director/Secretary: Manya McFarlane

Treasurer: Brian Goldsmith

Ten additional properties were represented, for a total of thirteen properties represented.

Establish Quorum – Quorum was not met. This was addressed with the members present, and a unanimous decision was made to continue with the meeting even without the quorum.

Approval of Last Meeting Minutes – Minutes from last meeting were not yet available.

President's Report – Allen introduced himself, and the other directors. He gave an overview of the work we have been doing since June. He then let it be known that we do not have a quorum for this general membership meeting. He then gave an overview of what would be discussed at this meeting, and quoted the by-laws in regards to whether or not a quorum would be required to continue this meeting without a quorum. 70% of the membership would need to disapprove of the budget for it not to pass, and a quorum was not needed to have elections for open positions. The membership present decided to hold the meeting. Allen then re-introduced Manya McFarlane, and let the membership know that she was running for the director's position which is up for election, and that the office she currently holds is that of Secretary. He then asked if there were any other nominations for the position. There were no other nominations. Allen then called for a vote by a show of hands. Manya McFarlane was re-instated as a Director with the officer's position of Secretary. Allen talk about the website that has been developed for the HOA, and informed the membership how to access it. He then turned the floor over to Brian, for the Treasure's report.

Treasurers Report – Brian presented information regarding the statues of the Homeowner's associations accounts. He gave balance information, discussed expenses for the past six months, and spoke about the balance and purpose of the Reserve account. He then presented information on the currently proposed budget and talked about the reasoning that went into developing the budget. The floor was opened for questions and discussion.

Membership discussion-

- There was discussion regarding the reserve account- needed to take care of seen and unforeseen expenses in the future.
- There were several concerns regarding security and suggestions of possible solutions. – Will be followed up at future meetings
- There was a concern raised about having to have two members report a violation before it becomes recognized by the HOA. – Two reports needed, reports can come from the same member for a repeated incident
- Questions regarding the need for legal fees- Many possibilities, including taxes
- Questions regarding how the members dues were decided and whether or not they will fluctuate yearly - Dues based on budgeted expenses for the year. They could fluctuate yearly based on budgeted expenses

The membership was asked to vote on the budget, and the budget was ratified with a unanimous vote of the members present. Membership dues invoices will be sent by mail. Payment is due by the end of February.

Committee Reports –No reports given.

Adjourn – Meeting adjourned at 8:20. Next meeting will be in mid February. Notices will be given to membership when dates of directors meetings are scheduled