

Cottage Acres Homeowners Association

Annual Meeting

Saturday, November 9, 2019

Location: Regency Activity Center

Board Members Present: Tim McNinch, Harriet Bushman, Chris Troye, Mary Troye, Peg Wills

Meeting Called to Order at 2:06 PM by Chris Troye, Board Vice President

Roll Call by Chris Troye: All Board Members present.

Quorum of Voting Members present

Previous Minutes from the September 7, 2019 meeting posted and approved.

Our Outgoing President, Tim McNinch, welcomed everyone to the meeting.

Our Outgoing Member at Large, Peg Wills, updated everyone on the progress that has been made in 2019

Action Items

Qualified voters:

Recognized by Mary Troye

Voters = 33

Proxies = 14

Changes to Recorded Covenants and Bylaws

COVENANT ARTICLE V 5.12 (a)

COVENANT ARTICLE V 5.12 (f)

COVENANT ARTICLE V 5.12 (k)

BYLAWS ARTICLE III 3.03

BYLAWS ARTICLE IV 4.11

BYLAWS ARTICLE VI 6.03

Proposed by Kent Bushman

Vast Majority of those present in favor. Signatures of 75% of owners will need to be gathered before changes can be recorded with the county. None are Material changes therefore 51% of Mortgage Holders will not be required.

2020 CAHOA Budget

presented by Tim McNinch and Harriet Bushman

Motion was made to adopt 2020 budget by Tim McNinch and seconded by Chris Troye, all Board members voted to adopt the budget.

Board Members Responsibilities

Each board member voiced to those in attendance their individual responsibilities.

Questions and Answers

- **Questions regarding responsibilities of Landscapers?**

List of landscapers responsibilities were shared with the homeowners.

The homeowners were also told that if there was a problem with any of the vendors to contact the board.

- **Who is responsible for the Doors and Windows?**

The Homeowners are responsible for the doors windows and screens

- **Renting Units?**

Person renting unit must be 55 or older

- **Yard Lights?**

Some of the units have no power to the lights.

Kent and Chris have repaired some

If they can't be repaired it is the responsibility of the homeowner to hire an electrician

- **Ingress and Egress**

It was asked if the gravel road at the end of Florence Lane behind the Nursing Home was owned by the HOA. It was explained that where Florence Lane ended the road became Avenue F and it was not owned by the HOA, but was available as an emergency entrance and exit.

- **Can at least one board member be retained as a mentor for the new board?**

The former board members will be available until at least the end of the year for assistance in the transition to the new board members.

Presentation of Volunteers

The Cottage Acres HOA bylaws require 5 board members at the present time.

Mary Troye received a letter from Elaine Forward stating "I am willing to help in anyway I can as a board member or official but will absolutely not be willing to do president", Mary Troye nominated Elaine Forward.

Tim McNinch spoke with Bill Long and he said he was willing to act as board member and placed Bill Long into nominations.

Mary Troye asked for more volunteers or nominees.

Roger Hoffman nominated himself.

Mike Johnson nominated his son, Josh Johnson.

A second request was made by Mary Troye for more volunteers or nominees

After a third request was made, Penny Lindstrom and Rhonda Waite both nominated themselves.

With six nominees a vote was necessary.

Mike Johnson withdrew the nomination of his son, Josh Johnson, leaving five nominees for five board members.

Those present were asked if there were any more nominations.

It was validated that the five nominees were eligible to be on the Board.

Since the CAHOA bylaws does not require elections to take place by ballot,
The five nominees: Elaine Forward, Bill Long, Roger Hoffman, Penny Lindstrom and Rhonda Waite were elected by acclamation; a large round of applause followed.

It was agreed that the former board would meet with the new board on Tuesday, November 12th at 6:00 PM at Air Play for election of officers and to determine who would fill the two year terms and who would fill the one year terms.

The Meeting was adjourned at 4:12 PM

Submitted by Mary Troye