

Covered Bridge at Barnes Mill Condominium Association
Minutes of Annual HOA Meeting
January 18, 2018 7:00p

The Annual HOA Meeting of Covered Bridge at Barnes Mill Condominium Association met on Thursday, January 18, 2018 and was called to order by Moderator, Randal Whitten at 7:00p.

Of the 70 homes occupied, 34 homes were represented and 44 homeowners were present.

Copies of the meeting agenda were distributed to attendees as they entered the meeting. A motion to approve the agenda was made by Judi Taylor and seconded. The motion carried.

President Brad Richardson welcomed everyone to the meeting.

At tonight's meeting two new directors are to be voted in for a two-year term. With only one person providing their bio to become a Director of the Board prior to the meeting, nominations from the floor were opened. Marcy Rosenbaum nominated Kathy Malone as a director.

Due to conversations in an earlier HOA meeting regarding ballots being identified by homeowners and homeowners refusing to sign their ballot, our voting procedures were changed. Attendees were given a ballot and were asked to initial in the appropriate space on a master list of homeowners provided by the pollster that they had received the ballot. A pollster at the ballot table also initialed that the ballot had been given. Once the homeowner voted, they dropped their ballot in a locked ballot box and again initialed the master list that they had voted.

Once everyone had voted, the ballot box was unlocked by two volunteer homeowners and the votes were counted. The meeting continued while votes were counted. Results of the voting reflect that Michael Weinman and Kathy Malone will be the two new directors. Ballots will be retained by our HOA Secretary.

The minutes of the October 19, 2017 Quarterly HOA Meeting were reviewed by Bobbie Teague. There were no questions so a motion to approve the minutes was made by Terri Stephens. The motion was seconded and carried.

Treasurer's Report – Ellen Lord asked if there were questions regarding December 2017 and December 2017 YTD financial reports that had been distributed in early January. There were no questions. A motion was made by Judi Taylor and seconded by Terri Stephens to approve the reports. The motion carried.

Reserve Account - Ellen also provided a recap of the Reserve Account. At the end of 2017 we were able to move \$15,000 to the Reserve Account. We transferred \$10K from the surplus from prior year to cover the Termite Baiting Agreement with Northwest Exterminators. It secured us the funds to cover the additional cost we did not budget. At the end of 2017 we were able to move back the \$10K surplus funds as well as an additional \$5K which was carried over from prior year's cash flow. If you compare the ending balance of 2016 Reserve Account of \$93,601.68 and the 2017 ending balance, the difference is \$981.77 less.

Monthly Fees - A recap of the monthly dues was provided by Ellen. Ellen asked homeowners who have their fees paid by their bank to assure that the new amount is now \$355.00. There were 17 residents who paid the incorrect amount.

Late Fees - Ellen also advised that HOA fees are due on the 1st of each month and delinquent after the 10th. Going forward if fees are not received by the 10th, a late fee of \$30 will be imposed and enforced.

Flood lights – Per the request from several homeowners that live close to the clubhouse and their concerns about break-ins, we had two additional lights installed on the left side of the building and three new lights replaced and installed on the right side of the building. The flood lights are controlled by motion detectors and will illuminate if anyone or anything gets close to the clubhouse. The flood light on the right side of the building was placed to illuminate if anyone parks in the spaces in front of the pool area or clubhouse.

2018 Operating Budget – There were no questions regarding the 2018 Operating Budget. Motion was made by Kathy Malone to approve the budget and Michael Weinman seconded. The motion carried.

President's Report – Nothing to report

Secretary's Report – Nothing to report

Report on Committees: Due to the amount of time taken for the voting and the new voting procedure, instead of presentations, Committee Chairs were asked if they had anything to present, a member of the Board would print their presentation and be given as handouts to attendees at the meeting. Hand -outs were from the Recreation Committee and Community Care Committee. Copies attached.

Unfinished Business

Brad provided an update of the Watkins Estate. As of this meeting, the Estate is current with all fees owed the HOA.

Announcements

Brad welcomed our new resident in Suite 22, Frankie Myrick. Frankie was unable to attend the meeting.

Next Quarterly HOA Meeting will be held on **April 19, 2018**.

With no other items on the agenda, a motion to adjourn the meeting was made by Kathy Malone and seconded by Kevin Hanlon. The motion carried and the meeting was adjourned at 8:15p.

Respectfully submitted,

Bobbie

Bobbie Teague
Secretary