

# **Continuation of Surrey Ridge HOA Annual Meeting 2012**

## **Minutes – Approved**

### ***Board Members in Attendance***

Travis Reeder, President  
Dick Todd, Vice President  
Adele Olsgard, Secretary  
Cindy Boger, Treasurer  
Connie Helgoth, At Large  
Harlan Pelz, At Large

### ***Call to order***

Reading of the agenda for the meeting by Travis Reeder.

### ***Approval of Minutes from First Half of Meeting***

Adele Olsgard read meeting minutes from first half of meeting. Motion to approve minutes from first half of meeting by Karen Holbert, second JoAnn Miller, approved unanimously

There was a discussion of whether or not a quorum is needed to be reestablished for the second half of the meeting. It was decided that a quorum existed whether or not it needed to be reestablished.

### ***Proposed Budget and Approval***

Cindy Boger, Treasurer, went over the proposed budget for fiscal 2012-2013. She explained the board's decision of restating of fiscal year to make accounting line up with election of officers/board. \$9700 was collected for dues for the fiscal year 2012-2013. Questions were called for. Karen Holbert asked the questions regarding number of homes that hasn't paid dues. It was presumed 97 people paid as \$9700 was collected. However, there was discrepancy among attendees over how many total lots are in the community. Tom Green asked question as to how many homes there are. Karen Holbert and JoAnn Miller both discussed how many homes there are, with JoAnn feeling it was 114 and Karen feeling it was 125. Point of order – Cal Campbell requests that those who want to speak get a mic so people can hear. Cindy Boger asked to approve the budget as stated and dues as \$100.

There was discussion of changing the fiscal year to match with administrative year. Bob Gold made comment that he didn't think we could propose a budget without knowing how many people will pay. Connie Helgoth mentioned the due dates of dues have been changed to May in the past couple of years from June 1 which was the previous due date. Accounting was changed at some point in the previous time period. Harlan Pelz said that the dues should be and have been from January to December. He says that we can't do our maintenance the other way. Karen Holbert wanted clarification that dues have already been paid for 2012-2013 (so noted in the minutes, dues for 2012-2013 have been paid). JoAnn Miller wanted to include an amount of money the board shouldn't be able to go over the budget before they need to get approval. Cindy Boger said we would not spend more than the proposed budget of \$8774 without coming to the community.

Motion to approve the budget for fiscal year June 1, 2012-May 31, 2013 by Joseph Mason, Pam Grammer seconded. Motion passed unanimously.

Karen Holbert made the motion that dues be \$100 for fiscal 2012-2013. Seconded by Harlan Pelz. Passed with 2 nays. 0 abstentions.

## ***New business***

### **Governing Documents Review Committee**

Surrey Ridge's governing documents need review to remove inconsistencies and conflicts. Board proposes a committee to work on the issue. First order of business will be to find inconsistencies in documents, then propose a recommendation for changes which would be presented to the community for a vote. JoAnn Miller read the bylaws that they may be amended by a 2/3 vote of a quorum of the association. Wistar Hart wanted to know how committee will be chosen. It was asked for volunteers. The following people volunteered to serve on the committee,

Karen Holbert  
JoAnn Miller  
Harlan Pelz  
Cal Campbell  
Leska Grant

Travis Reeder recommended a minimalistic approach to changing the documents. Also, mentioned there needs to be a number of times they make recommendations

Phil Holbert suggested that the board select a chairperson for the committee. Wistar Hart nominated Karen Holbert for that, but it was agreed that the committee should select the chair.

Jerry Cardwell was suggested to be on the committee by Drew Goodyear.

There was contention as to whether he would be legal counsel, and it was said that he would be a member of the community. Karen Holbert and Harlan Pelz removed their volunteerism for the committee based on Jerry Cardwell's nomination. It was asked if we need to revisit the committee makeup and it was agreed the following volunteered:

Cal Campbell  
Leska Grant  
Greg Smith  
Joann Miller  
Connie Helgoth

Jerry Caldwell was also recommended to be on, if he accepts the nomination, by a majority of attendees.

Karen Holbert objected to the committee and those on it. Cindy Helgoth and Drew Goodyear defended Jerry Cardwell. Dick Todd asked we continue to other business.

### **Straw Poll Petitioned by Community**

Joann Miller made a motion to have the straw vote as to whether Surrey Ridge residents prefer mandatory or voluntary HOA dues.

Karen Holbert wanted to be sure the straw poll was noted as such and not a formal vote.

11 opposed voluntary dues (support mandatory). Those for voluntary dues (against mandatory dues) were 36. A number in support of mandatory decided they wanted their money back. Connie Helgoth mentioned that she paid dues because it's the right thing to do not because of a law, threaten of lien or any other reason.

## ***Adjourned***