

Ashwood Homeowners Association, Inc.

Dec. 7, 2015 at 6 p.m. at Grace Fellowship Church

ANNUAL MEETING NOTES (NO QUORUM)

- 1) Call to order by Chairman: Kevin Marrs of SCPM/Towers chaired the meeting by motion from the floor.
- 2) Roll call and Quorum determination: A quorum was not obtained and as such, these notes will be simply to summarize the changes to the Board (via default as no election was needed either), and any other comments for future use.
- 3) Proof of notice of meeting or waiver of notice: It was noted that the notice was posted and mailed to all homeowners per the bylaws and statute.
- 4) Reading minutes of prior meeting: A member of the management team read the previous Annual Meeting Minutes aloud to those present. Motion and second was made from the floor to approve the Annual Meeting Minutes of 2015 as read.
- 5) Reports of Officers, Committees, etc.: N/A
- 6) Elections: Although there was not a quorum present, there was also no requirement to hold an election as there were less or equal volunteers as there were openings on the Board. As such, the 5 new members installed are as follows: Pat Dodsworth, Bernard Fischer, Lynn Hudson, Michelle Pennington, and Marie Simeoneau. All were welcomed to the board.

ARC Committee Establishment: New ARC members were needed for reviewing and approving applications. After brief discussion, the members are: Richard Sullivan (Chair), Michelle Robbins, and Chuck Cihal.

Joint-Rec Committee: Three volunteers are needed for this committee and preferably the Board members. After discussion, it was determined that the committee will be as follows: Vee Simmons (Chair), Brian Hume, and Stacey Gammella.

7) Unfinished Business: N/A

8) New Business: Many items were brought forward, and a summary of items discussed were as follows:

- a. discussion about the easement on the preserve area lots. It was noted that there is a 16' easement and that the homeowner is responsible up to the posts.
- b. fining: Motion and second from the floor was made to suspend any fining for now.
- c. Web page was discussed and it was noted that Andrea Young will take care of any needs on the site.
- d. Facebook needs updated and cleaned up and older sites removed. Sarah Fischer will take care of a new Facebook page.
- e. Holiday decorations: The decorations will be installed by volunteers. Kevin will provide the access to the storage unit for all needed items.
- f. Some non-compliances were discussed such as parking on the grass, mildew, and flower bed weeds. Kevin offered to take a board member on the inspection at first to set sort of a standard of expectation.

9) Adjournment: With no other business at hand, the meeting was adjourned at 7:50 pm.

Respectfully Submitted,

ORGANIZATIONAL MEETING OF THE BOARD WILL BE HELD IMMEDIATELY
FOLLOWING THE ANNUAL MEETING

1. Call To Order: Meeting started at 7:55 pm.
2. Determination of Board Positions (The Board Votes on their officer positions):
President: Brian Hume by motions of Pat and Lynn
Vice-President: Bernard Fischer by motions of Chuck and Michelle
Secretary: Marie Simoneau by motions of Chuck and Lynn
Treasurer: Lynn Hudson by motions of Brian and Marie
Director At Large(s): By default: Vee Simmons, Michelle Pennington, Pat Dodsworth, Chuck Cihal, and Stacey Gammella

Other Board Discussions:

-Meetings: To be held on Mondays (3rd Monday at 6pm).

-Sadie Fischer will run the Facebook page via motion of Lynn, and Pat. All were in favor.

- Draft amendment: Kevin will draft an amendment to the Docs and Bylaws presenting a “majority” approval to amend the instruments. This would make future changes easier and prevent a lot of expense and energy versus making all the changes and trying to pass them with a higher vote needed.
- ARC : will meet the same night as the board at 5:30 pm.
- Brian asked that all board members complete the class certification by January 6th.
- January 18th is the next meeting
- Chuck and Bernard will try to ride with Kevin on an initial inspection.

3. Adjournment: With no other business at hand, Michelle moved to adjourn the meeting. Bernard seconded and the meeting adjourned at 8:44 pm.

Respectfully Submitted,