

Jackson Creek Filing Number 5 Home Owners Association
Academy View

Members Meeting

December 9, 2009

Annual Meeting

7:00 PM

Creekside Middle School

Call to Order (RONR (10th ed.), p. 24,10)

Meeting was called to order at 7:05 PM by Walt Rundquist, Vice President

Proof of Notice (Bylaws, Article IV, 4.8(e))

Proof of Notice was shown.

Homeowner Education

Attorney Steve Lebel discussed various aspects of the Board of Directors. Many questions were answered from the floor.

Walt Rundquist gave a partial history of the Board of Directors and how the current BOD came to be. Spoke to the need of continuity among BOD members, better communication with homeowners, and issues with covenant enforcement. Steve Lebel answered legal questions as they arose.

Homeowner Input (Board Meeting and Annual Meeting Policy)

1. Jody Thorpe – experience with covenant enforcement has been negative.
2. Russ Emrick – validity of the BOD and options available to members.
3. Mona Vogelaar – covenant enforcement, miscommunication, not fully aware of covenants or those enforcing them.
4. Kym Gile – delivered via Michelle Nunez, positive enforcement of covenants.

Approval of Minutes

Minutes from Annual Meeting dated 10/30/08 were approved.

Minutes from Annual Meeting dated 12/17/08 were NOT approved.
Discrepancy will be corrected with homeowner input.

2010 Budget

2010 Budget was presented by Roxanne Smestad, Treasurer. Questions were answered from the floor. Motion was made to approve the budget as presented. Budget was disapproved by a show of hands, 4 in favor, 7 against.

Election of New Directors

Nominations were taken from the floor. Lynne Hess and Jason Mezey were both added to the ballot.

Vote of new directors and the ratification of the budget was done by paper ballot. Hank Vogelaar and Sean Morgan volunteered to be vote counters

Results of Election: Jason Mezey and Lynne Hess

New Business

Questions were asked regarding contract with Balanced Bookkeeping.

Steve Lebel spoke at length regarding covenant enforcement, dissolution, legal requirements of the Board of Directors, and fiduciary responsibilities.

Adjournment

Motion was made to adjourn the meeting at 9:20 PM