

President Tom Hix called the meeting to order at 10:00 am.

Due to Covid restrictions this year the annual meeting was conducted via written information and zoom attendance. Members represented were: Gary Teale & Ann Austin, Tom Hix, Jim & Laura Hainsworth, Tom & Sue Terrell, Sandy Ruebusch, Ted Clark & Gene Otto, RC Roland and Doug Pringle. Proxies had been provided for Laurie Farnsworth and Tom & Colleen Mick. Ten of fourteen units were represented to constitute a quorum.

Minutes of the Dec. 15, 2019 Annual Meeting were approved by consent as distributed.

Reports:

Treasurer's Report: Gary Teale distributed via email and reviewed detailed information on the 2020 year expenses and projected 2021 budget. He explained that the HOA was projected to operate at about a \$1758 loss in 2020. The loss was covered with funds taken from the Operating Reserve account. The HOA also adjusted the Septic Reserve requirements also using funds from the Operating Reserve. Additionally, funds for the yard bin conceal and curbing repairs were taken from the Capital Reserve.

Gary reminded that the membership approved raising our Capital Reserve assessment to \$110.00 a quarter in December of 2019, effective Jan. 1, 2021. The Board offered two options for adjusting maintenance assessment and Operating Reserve contributions, both within the 10% limit established in the CC&Rs, and asked member input on the two options. Option 1 included \$700 maintenance and \$15 Operating Reserve per quarter and Option 2 recommended \$715 maintenance and \$25 Operating Reserve assessments. Nine members voted for Option 2; one member voted for Option 1. The treasurer will follow Option 2 assessments for the 2021 budget year.

Architectural Committee: Chair Gene Otto explained that there was one approved request this year. Units 1808 and 1804 shared a landscaping and raised bed project which was consistent with existing landscape and HOA guidelines.

Landscape Committee: Chair Tom Hix reported that in addition to basic maintenance, the committee's focus was continuing efforts on developing common area islands, berms, and the north fence area. Next season will see new plantings to provide color as well as being slow growing and not requiring excessive annual maintenance.

New Business:

Election of Board Members

Two positions for the 2021-22 terms were open this year. Members Gary Teale and Tom Hix

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volunteered to serve on the Board. Members were invited to nominate Board candidates earlier but none were received.

Ted Clark moved to elect Tom Hix and Gary Teale. Motion was seconded by Doug Pringle and Tom Terrell. Motion approved.

Tom Hix thanked members for their participation in this unusual year.

Meeting was adjourned at 10:43 am.