

Harvest Ridge Townhomes Association, Inc.

General Membership Annual Meeting Minutes

September 21, 2022

The General Membership Meeting was held at the MCM Elegante Hotel. The meeting was called to order at 6:06 p.m.

Present at the meeting were:

Gary Thompson	President
Mike Carton	Vice President
Rick Sorenson	Secretary
Bob Shaw	Treasurer (by phone)
Beatrice Behrens	Director at Large
Derek Patterson	Z&R Property Management

Homeowners Present: A quorum was present [16 required]; a total of fifty-two (52) homes were represented with one (1) by proxy, thirty-seven (37) by directed vote, and fourteen (14) in person.

Mr. Patterson conducted check-in and roll call at the door.

The Board of Directors and the members present introduced themselves.

The 2021 annual meeting minutes were approved as submitted.

Mr. Patterson reviewed a handout from Mr. O'Donnell, the Association's insurance agent, with information on recommended minimum coverage amounts. It was noted the Association's policy has a \$10k deductible and a 5% Wind & Hail deductible.

Mr. Thompson presented the **President's Report**.

He reviewed numerous projects and topics for the Association (the Association website, the lawn contract, the Board meeting schedule, future Reserve projects, social events, a proposed Covenant Amendment, and a new Reserve Study is being conducted). Questions and comments were taken from the floor.

Mr. Shaw and Mr. Patterson presented the **Finance Report**.

A handout was reviewed showing the 2021 year-end status and the current finances through August 31. The 2023 budget was reviewed with a question-and-answer period. The members approved the budget through the submitted ballots.

Election of Directors:

There are two (2) terms expiring, currently held by Mr. Thompson and Mr. Shaw, and there were two volunteers on the ballot [Mr. Marks and Mrs. Morley]. All candidates were present and introduced themselves to the members.

Votes were collected and counted by Mr. Carton and Mr. Patterson. There was a tie vote for one of the positions, and options were discussed for how to break the tie. Neither candidate wished to concede. After reviewing the governing documents, it was agreed by the members present to add a sixth member to the Board. All three terms will be for 3 years.

Announcements:

The floor was opened for general discussion.

There being no further business, the meeting was adjourned at 7:30 p.m.



Derek Patterson
Property Manager