

Harvest Ridge Townhomes Association, Inc.

Annual & Budget Meetings Minutes

September 25, 2025

The Annual & Budget Meetings were held at the MCM Elegante Hotel. The Annual Meeting was called to order at 5:00 p.m.

Present at the meeting were:

Mike Carton	President
Gary Thompson	Vice President
Maurice Marks	Secretary
Beatrice Behrens	Treasurer
Derek Patterson	Property Manager

Homeowners Present: A quorum was present [16 required]; a total of forty-seven (47) homes were represented, with four (4) by proxy, seventeen Directed Proxies (17), and twenty-four (24) in person. Mr. Patterson conducted check-in and roll call at the door.

The Board of Directors and Mr. Patterson introduced themselves to the membership. The members were reminded that the Board will follow the agenda, and any requests under the Open Forum section are limited to three (3) minutes per person.

It was noted that Mrs. Osberg, recently appointed to fill a vacated Board term, was removed from the Board at a special meeting held Monday. At that same meeting, Mr. Ferguson was appointed to fill the term.

The 2023 Annual Meeting minutes were approved as submitted.

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

The next order of business was the **Election**. There were three (3) volunteers for two expiring Board positions. The candidates all introduced themselves to the members. The members were instructed to vote on their secret ballots, which were collected and counted by Mr. Parker and Ms. Vaughn. Ms. Behrens was elected to the Board, and Mr. Carton and Mrs. Penney-Rohner tied. The votes were counted a second time to confirm.

Neither candidate wished to concede, and other options were discussed to break the tie vote. It was suggested that the number of board members be increased from five (5) to six (6), and the members present supported this recommendation.

Announcements:

The floor was opened for general discussion from the floor (insurance coverage, the status of the Loss Assessment payments, and subsequent stucco and roofing work).

There being no further business, the meeting was adjourned at 5:44 p.m.

The **Budget Meeting** was called to order at 5:46 p.m.

Mr. Patterson and Ms. Behrens presented the **2025 Budget Report**.

The budget provided a dues increase of \$12.00 a month to balance the budget. The budget votes were counted, and the budget was passed in the absence of a majority no/veto vote.

There being no further business, the meeting was adjourned at 5:50 p.m.



Derek Patterson
Property Manager