

**Harvest Ridge Townhomes Association, Inc.**  
**General Membership Annual Meeting Minutes**  
**October 3, 2023**

---

The General Membership Meeting was held at the MCM Elegante Hotel. The meeting was called to order at 6:00 p.m.

Present at the meeting were:

Mike Carton	President
Gary Thompson	Vice President
Bob Shaw	Treasurer (by Zoom)
Beatrice Behrens	Director at Large
Maurice Marks	Director at Large
Derek Patterson	Property Manager

**Homeowners Present:** A quorum was present [16 required]; a total of nineteen (19) homes were represented, with six (6) by directed vote and thirteen (13) in person.

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

The 2022 Annual Meeting minutes were approved as submitted.

It was noted that Mr. Sorenson's term expired, and the Board agreed to return to five members versus six, so there is no election at this meeting.

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

A handout showing the 2022 year-end status and current finances through August 31 was reviewed. The 2024 budget was reviewed with a question-and-answer period. The budget will stand as approved for next year.

There was a discussion on the insurance renewal, and it came in well over the budgeted 25%. It was noted that the industry as a whole is volatile, and there are fewer and fewer carriers that will write coverage. The budget can support renewing with Farmer's for the next year.

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

**Announcements:**

The floor was opened for general discussion (reporting violations, tree work, turf, rock beds).

There being no further business, the meeting was adjourned at 6:35 p.m.



Derek Patterson  
Property Manager