

Harvest Ridge Town Homes Association, Inc.
General Membership Annual Meeting Minutes
September 16, 2020

The General Membership Meeting was virtually by Zoom due to the current COVID-19 restrictions. The meeting was called to order at 6:08 p.m.

Present at the meeting were:

Gary Thompson	President
Michelle Klingenberg	Vice President
Bob Shaw	Treasurer
Beatrice Behrens	Director at Large
Derek Patterson	Z & R Property Management

Homeowners Present: A quorum was present [16 required]; a total of nineteen (19) homes were represented with fifteen (15) by Zoom, one (1) by proxy and nine (9) by directed proxy vote. The Board of Directors, Z&R and all members were introduced.

Mr. Patterson conducted roll call and certification of proxies at the door. A motion was made to approve the 2019 annual meeting minutes which carried unanimously in favor.

A handout from Mr. O'Donnell, the Association's insurance agent was reviewed with information on all Association insurance policies and owner insurance recommendations (Building coverage, Contents coverage, Loss of Use coverage, Loss Assessment coverage and Comprehensive Personal Liability). It was noted the Association's policy has a \$10k deductible but a new 5% Wind & Hail deductible on this year's renewal.

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, DIY projects for landscaping, social events, etc.). He thanked all the volunteers that helped out for improving the grounds this past year.

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

A handout was reviewed showing the 2019 year-end status and the current finances through August 31, 2020. The 2021 budget was reviewed with no dues increase and the budget was approved as balanced.

Mr. Patterson reviewed the updated Reserve Projection Expense spreadsheet which provided project cost and timelines for the next 5-years, and the associated funding rate and Reserve balance at the end of each calendar year.

Election of Directors:

There is one (1) term expiring, currently held by Mr. Sorenson (appointed this year), who agreed to volunteer for a new term. The floor was opened for nominations and with there being none a motion was made to elect the candidate by acclamation. The motion carried unanimously in favor. The term is for 3-years.

Announcements:

Current and planned community events were discussed (summer picnic/barbecue, garage sale, spring cleanup, movie in the park).

Mr. Shaw reminded owners to have their sewer line cleaned, which runs from the home to the street main line at least every two-years.

The floor was opened for general discussion (pet station servicing and volunteers are needed for common area projects).

There being no further business, the meeting was adjourned at 7:03 p.m.



Derek Patterson
Property Manager