

Oakpoint II Townhouse Association
Annual Membership Meeting - April 15, 2023
1:00 Holiday Island Clubhouse

PROPOSED MINUTES

The Oakpoint II Townhouse Association gathered for their Annual Membership Meeting on this date with the following members present: Mike Chitwood, Anita Augustine, Brigitte Harris, Brandon and Pepsi White, Linda Harris, Pam and Bob Dimski, Bill and Mary Ruby, Carolejean Reynolds, Sarah Larson, Jill Fischer, Roger and Debbie Miner, Joe and Cathy Schriver, Boyd and Annette Darling, Reese and Erin Thompson. The following members were accounted present through Proxy Assignment: Dani Joy, Joseph Joy, Kathleen Winkleman, Michael Moore, Jim Doersam, Dottie Hill, Ralph Abercrombie, Mattie McClenny, Brent Wendling, Thomas Miller, Richard Barstow, and Leslie Barstow.

The meeting was called to order by Board President Bob Dimski.

President's Welcome

After welcoming everyone to the meeting, Bob gave a PowerPoint presentation which was an overview of our Association, as well as an overview of the past year.

Secretary's Report

A quorum was established by the above 26 properties being represented in person or by Proxy, exceeding the necessary requirement of 17.

A motion was made and seconded to accept the Minutes from the April 9, 2022 Membership Meeting. The motion was passed by acclamation.

A motion was made and seconded to elect Bob Dimski and Mike Chitwood to fill 3 year terms on the Board of Directors. The motion was passed by acclamation.

Treasurer's Report

Roger advised that exhibits for the Treasurer's Report were contained in Member's handouts and were being shown by PowerPoint as well as he talked. The first exhibit entitled Budget Comparison Between 2022 & 2023, shows the originally budgeted line items for the year 2022 as well as the actual amount that was spent or taken in by the end of fiscal year 2022. This exhibit also showed the new budget allocations for fiscal year 2023 so that members could compare between the 2 years. He noted a carry over fund balance from 2022 to 2023 of \$27,653.76. The second exhibit he referenced was the adopted 2023 Budget vs. Actual Year to Date report. He pointed out that as of the date of the report, 4/10/23, 27.5% has expired, and 11.71% of expenditures have occurred, while 32.63% of revenues have been collected. The next exhibit he reviewed was an excerpt from a document entitled Budget with Line Item Explanations for 2023. He advised that if anyone had a question about the rationale used to arrive at budget allocations, a detailed narrative description of such rationale is available for review covering each line item and may be seen on the Association website. Finally, he reviewed a document entitled Treasurer's Transaction Register for the year 2023 pointing out that this register records every transaction with narrative descriptions by date. He pointed out tht all of these

exhibits are posted on the Association website and that every effort is made to keep the reports up to date on a regular basis.

Property Manager's Report

Roger presented the Membership with a list of maintenance accomplishments from April 2022 – April 2023. In addition to the itemized summary, he reported that of the current 135 Maintenance Request Forms on file, 82 are in Closed status, 38 are in Partially Closed status (these are mostly completed repairs with new wood awaiting paint and sealing), and 15 are in Pending status (most of these are from window and door requests that have been put on hold during the Moratorium). In addition, he reviewed a document entitled Maintenance Request Log in order to illustrate the extent to which maintenance requests and progress to deal with them is now organized and posted for all to see.

Special Presentations

Roger made a presentation entitled Funding the Work of the Association. In summary, he showed a detailed cost analysis of the Association's anticipated work to repair and replace doors and windows over both the short term and the long term. He also showed the impact of such costs on member assessments.

The second presentation was a timeline of the Association's past practices relating to doors and windows.

The final presentation, made by Board Member Anita Augustine, revealed the practices of other homeowner associations with regard to doors and windows, both locally and nationwide.

After these presentations there was general discussion by members present.

Member Vote

Roger displayed a slide showing 2 propositions prepared by the Board of Directors for consideration of the Members. The propositions were also set forth in written ballots and distributed to the Members. A copy of the ballot is attached to these Minutes. The President asked for Members to mark their ballots and present them to the Secretary for counting. The results of the vote were 25 in favor of Proposition 1 and 1 in favor of Proposition 2.

There being no further business the meeting was adjourned.

Respectfully submitted,

Debbie Miner, Board Secretary