

# COURTSIDE VILLAGE OWNERS ASSOCIATION

◆ 2140 PROFESSIONAL DRIVE, SUITE 260 ◆ ROSEVILLE, CA ◆ 95661 (916) 784-6605 ◆

The Annual General Membership meeting is scheduled for Monday, March 18, 2019.

This annual meeting of the membership is required by our Governing Documents. Even though there is no need for a ballot election this year, it is still critical that the Association receive proxies from at least 20% of the membership (30 homes) to hold the meeting. If 20% is not attained, the meeting must be rescheduled. This can lead to additional mailing and meeting costs for the Association. As we continue our efforts to find ways to keep membership assessments affordable, it is imperative that we do not needlessly spend money where it is not necessary. Please take a few moments to fill out the enclosed proxy and return it to Johnson Ranch Management no later than 6 PM, March 18, 2019.

Thank you,

Courtside Village Board of Directors

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Currently, only 53% of our owners have opted to have their Association correspondence emailed to them. A greater enrollment in electronic receipt of Association correspondence and documents would help the Association reduce the almost \$3,000 expense that has been budgeted for in 2019. **Please email [rhessing@johnsonranch.biz](mailto:rhessing@johnsonranch.biz) if you would like to join the list of members that receive their Association information via email (if you are receiving this Annual Meeting packet via email you are already signed up).**

# COURTSIDE VILLAGE OWNERS ASSOCIATION

## *PROXY*

I, \_\_\_\_\_, as owner of Lot # \_\_\_\_\_, Address: \_\_\_\_\_  
Roseville, CA, and a member in good standing of the Courtside Village Owners Association, do hereby revoke any previous proxies and appoint \_\_\_\_\_ (If left blank, the Association Secretary will automatically become your appointee) who will attend the Annual Meeting of the Membership of the Courtside Village Owners Association on March 18, 2019 and any continuation or adjournment thereof, and to:

Choose ONE of the following:

- represent, vote, execute, consent and otherwise act for me in the same manner and with the same effect as if I were personally present at the meeting, or
- use my proxy to obtain the number of members whose presence is required before a meeting can legally take place. (There must be 20% of all members in order to hold the Annual Meeting. Do not use it for any other purpose.)

This proxy and the authority represented herein may be revoked at any time by the undersigned and unless revoked, shall terminate eleven months from the date of the 2019 Annual Membership Meeting.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# **COURTSIDE VILLAGE OWNERS ASSOCIATION** **NOTICE OF GENERAL MEMBERSHIP MEETING**

## **NOTICE OF GENERAL MEMBERSHIP MEETING**

**TO:** Courtside Village Owners Association Members  
**SUBJECT:** Annual General Membership Meeting  
**DATE:** Monday, March 18, 2019  
**TIME:** 6:00 PM  
**LOCATION:** Johnson Ranch Management, 2140 Professional Drive #260, Roseville

### **AGENDA**

- I. Meeting Called to Order – 6:00 PM**
- II. Determination of Quorum**
- III. Introduction of Board of Directors**
- IV. Approval of 2018 Annual General Membership Meeting Minutes**
- V. Financial Business – IRS Revenue Ruling 70-604**
- VI. Director Comments**
- VII. Open Forum**
- VIII. Appointment of Directors**
- IX. Adjournment**

**Owners:** Per your Bylaws, since there is one position on the Board of Directors up for election and no more than one member running for said position, the need for the secret ballot envelope system is not necessary this year.

**The candidate is: Steve Kimes**

**Please fill out the enclosed proxy and return to the Johnson Ranch Management office in the enclosed envelope no later than March 18, 2019 at 6:00 PM. You may email your completed proxy to [rhessing@johnsonranch.biz](mailto:rhessing@johnsonranch.biz).**

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## COURTSIDE VILLAGE OWNERS ASSOCIATION ANNUAL MEETING MINUTES

**DATE:** March 12, 2018

**I. Call to Order:** The meeting was called to order at 6:03 PM by President Steve Kimes in the main office of Johnson Ranch Management.

**II. Introduction of Board of Directors:** Board members Steve Kimes and Bill Yassu were introduced. JRM Community Association Manager Rob Hessing was also in attendance, as was homeowner Marina Smith.

**III. Determination of Quorum:** Management reported that a quorum had been established by 32 members represented in person or by proxy.

**IV. Approval of 2017 General Membership Meeting Minutes –** The 2017 general membership meeting minutes were presented for approval. After a duly made motion and second, the Annual Meeting Minutes of March 16, 2017 were unanimously approved as submitted.

**V. Financial Business:**

A. **IRS Revenue Ruling 70-604:** After a duly made motion and second, the following resolution was adopted:

Whereas the members of Courtside Village Owners Association wish to comply with IRS Revenue Ruling 70-604, in order to protect member assessments from taxation, do hereby adopt the following resolution:

“Resolved, that the members hereby vote to apply any unspent member assessments from the fiscal year ending December 31, 2018 to the member assessments of the subsequent fiscal year, as provided by IRS Revenue Ruling 70-604.”

“This resolution is adopted and made a part of the minutes of the annual meeting March 12, 2018”.

**VI. Director Comments:** The Board thanked the member for attending and discussed the improved state of the landscape, the low percentage of rental properties, and the proposed storage facility on the open space between Courtside and Eureka Village. The Board also acknowledged and thanked Johnson Ranch Management and manager Hessing for its work in 2017.

**VII. Open Forum:** Discussion included positive feedback on the landscape and inquiries about the condition of some roofs and paint jobs in the community

**VIII. Appointment of Directors:** Inasmuch as there were only one candidates and two positions available, elections were not held. Bill Yassu and Colin Carr-Hall were appointed to the Board, joining incumbent Steve Kimes.

**IX. Adjournment:** With no further business before the Membership and after a duly made motion and second, the 2018 Annual General Membership Meeting was adjourned at 6:35 PM.

By \_\_\_\_\_  
Secretary