

EUREKA VILLAGE OWNERS ASSOCIATION

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

The Annual General Membership meeting is scheduled for Thursday, March 7, 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 45% of the membership (40 homes) to hold the meeting. If 45% is not attained, the meeting must be rescheduled. **This can lead to additional mailing and meeting costs for the Association and its members.**

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 in the enclosed envelope or via email at rhessing@johnsonranch.biz no later than 6 PM, March 7, 2019.

Thank you,

Eureka Village Board of Directors

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Currently, only 34% of our owners have opted to have their Association correspondence emailed to them (up from 13% thanks to a number of new sign-ups). A greater enrollment in electronic receipt of Association correspondence and documents would help the Association reduce the almost \$2,100 expense that has been budgeted for in 2019. **Please email rhessing@johnsonranch.biz if you would like to join the list of members that receive their Association information via email (if you are receiving the Annual Meeting packet via email you are already signed up).**

EUREKA VILLAGE OWNERS ASSOCIATION

PROXY

I, _____, as owner of Lot # _____, Address: _____ Roseville, CA, and a member in good standing of the Eureka 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 Eureka Village Owners Association on March 7, 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 45% 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: _____

EUREKA VILLAGE OWNERS ASSOCIATION **NOTICE OF GENERAL MEMBERSHIP MEETING**

NOTICE OF GENERAL MEMBERSHIP MEETING

TO: Eureka Village Owners Association Members
SUBJECT: Annual General Membership Meeting
DATE: Thursday, March 7, 2019
TIME: 6:00 PM
LOCATION: Johnson Ranch Management, 2140 Professional Drive #260, Roseville, CA

AGENDA

- I.** Meeting Called to Order – 6:00 PM
- II.** Determination of Quorum
- III.** Introduction of Board of Directors
- IV.** Approval of 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: Since the *Election/Nomination Procedures* was officially adopted on March 23, 2009, and since there are two open positions on the Board of Directors and no more than two members running for such positions, the need for the secret ballot envelope system is not necessary this year.

The candidates are: Bill Montague and JJ Stiff.

Please fill out the enclosed proxy and return to the Johnson Ranch Management office in the enclosed envelope or email it to rhessing@johnsonranch.biz no later than March 7, 2019 at 6:00 PM.

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Rescheduled Annual General Membership Meeting

Minutes

April 2, 2018

I. Call to Order: The 2018 Rescheduled Annual General Membership Meeting was called to order by President Bill Bernard at 5:30 PM in the Conference Room of Johnson Ranch Management.

II. Introduction of Board of Directors: Only Board members attended the meeting.

III. Determination of Quorum: The Manager reported that quorum had been achieved; Required – 22 lots. Lots Represented – 22 by proxy and 4 in person for a total of 26.

IV. Approval of Minutes: As there was no Annual Meeting in 2017, there were no minutes to approve.

V. Financial Business: The Association Manager presented the Membership with a Resolution to enter into the minutes regarding IRS Ruling 70-604. After a duly made motion and second the following resolution was approved and is hereby entered in these minutes:

“Whereas the members of the Eureka 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 General Membership Meeting on April 2, 2018.

VI. Director Comments: There were no Director comments.

VII. Open Forum: There were no homeowner comments

VIII. Appointment of Directors: Inasmuch as there were only three candidates and three positions available, elections were not held. Bill Bernard, Jennifer Jones and Cyndee Reed were appointed to serve on the Board of Directors for the upcoming year, joining incumbents Bill Montague and JJ Stiff.

IX. Adjournment: There being no further business and after a duly made motion, the 2018 rescheduled Annual General Membership Meeting was adjourned at 5:32 PM.

Secretary
Eureka Village Owners Association