

FOKA 11/11/18 ANNUAL MEETING MINUTES

AGENDA:

1. BUDGET REVIEW
2. ELECTION OF NEW BOARD MEMBERS

IN ATTENDANCE:

BOARD OF DIRECTORS – Ted Kaiser (President), Cindy Priddy (Vice President), Jay Shunnarah (Co-Treasurer), Mike Hayden (Co-Treasurer), Travis Nichols (Secretary).
67 OWNERS/MEMBERS (Including 6 Member-issued Proxy Voters)

1. BUDGET REVIEW

A. Treasurer Jay Shunnarah reviewed the current budget (see included spreadsheet) line item by line item.

B. Budget from 2017 rolled over and was unable to be changed due to a lack of members present at June Budget Member Meeting to have quorum required for vote to make changes to the current budget.

C. Member asked about final cost of Front Entrance Renovation Project. Final Cost was \$22,000, which was within the budget for the project authorized by the Members the year before.

D. Member asked who sent out Lien notifications and wanted to know why some people who had paid their assessments received notifications. The board sent out the Lien notifications to the 360 households in the neighborhood and there were only a handful of people who erroneously received Lien notifications in error, which were quickly corrected. Lien notifications were sent out to owners who did not pay their annual assessments in 2017 and/or 2018 as well as those owners who did not pay the 2018 special assessment for the Front Entrance Renovation Project. A total of 68 households currently have liens placed on them due to non-payment over the past 2 years. Should any of those households attempt to sell their property, the sale of that property would not be able to be closed legally without coming current with their outstanding assessments, late fees and lien costs. One of the first things real estate and closing agents do is to verify with the HOA that the residence currently has no liens on the property that would interfere with the sale of a home. President Ted Kaiser noted several calls a month received by real estate and closing agents to verify the status of a property with regards to their HOA requirements.

E. Member complained about info and statements made on HOA “old website”. It was reviewed again that there is no “old website” and that social media sites such as the Ky Acres Neighbors Facebook page has NO affiliation with the HOA. The manager of said Facebook page was present at the meeting and also confirmed this to Members as there continues to be this misconception. All signage, mailings and notifications for our HOA over the past two years of it's existence continues to identify that the website for the HOA is **friendsofkyacres.com** and that this is the ONLY official webpage associated with our HOA since it began 2 years ago.

F. Member asked about how Bylaws are changed and if Board members can just change bylaws on their own. All bylaw revisions are published and then voted on by the Members at a Member's meeting. A bylaw revision had been published for the Member meeting in June but could not be voted on as not enough members came to generate a quorum needed to pass motions.

G. Member asked about changing annual meeting as budget cycle was changed from an annual (Jan – Dec) basis to a budget year basis (Jul – Jun). The change was made and voted on by the membership over a year ago to allow new boards to have time to research and develop a budget

rather than having to try and issue one 30 days after being elected. The budget meeting for the membership that was held in June did not have sufficient members attend to allow for a quorum to vote on any changes to the budget so the 2017 budget continued without any changes for 2018. Changing the annual meeting date would be an issue to be addressed with the new Board as it would require a change of bylaws which requires pre-meeting publication followed by a Membership vote.

2. ELECTION OF NEW BOARD MEMBERSHIP

A. Secretary Travis Nichols reviewed voting process with Members. Per the bylaws only Members in good standing are allowed to vote or run for a position on the Board. Several Members had volunteered for a spot on the Board and nominations were taken from the Membership present at the meeting. All volunteers/nominees were given the floor to introduce themselves to the Membership as well as offer their reasons for wanting to occupy a spot on the Board of Directors. A minimum of 4 Directors and a maximum of 5 are needed to occupy spots on the Board. Board members cannot be from the same household and all may not all be from the same section per the bylaws.

POSITION OF FOKA PRESIDENT:

VOLUNTEERS/NOMINEES – Jason Canuel, Theodore Palmer

OUTCOME – Jason Canuel (Section 4-3)

POSITION OF FOKA VICE-PRESIDENT:

VOLUNTEERS/NOMINEES – Trevor Straub, Theodore Palmer

OUTCOME – Trevor Straub (Section 3)

POSITION OF FOKA TREASURER:

VOLUNTEERS/NOMINEES – David Canary (withdrew), Richard McElroy, Theodore Palmer

OUTCOME – Richard McElroy (Section 4-3)

POSITION OF FOKA SECRETARY:

VOLUNTEERS/NOMINEES – Brian Nason, Nikki Wolfe, Theodore Palmer (withdrew), JD Sparks

OUTCOME – Brian Nason (Section 4-1)

POSITION OF FOKA MEMBER:

VOLUNTEERS/NOMINEES – Robert Burton, Theodore Palmer (withdrew), JD Sparks

OUTCOME – Robert Burton (Section 2)

Motion to Adjourn was offered and seconded.