

AGENDA
 CLEAR HILLS CONDOMINIUM ASSOCIATION ANNUAL MEETING
 June 11, 2014
 Garden Home Recreation Center

Board Members Present	Homeowners Present
Dana Cress, President Michael O'Rourke, Vice President Dick Wissmiller, Treasurer Nancy Grader, Secretary	See "Attendees Annual Mtg June 11 2014.pdf"

Agenda Item	Minutes
Roll Call	Quorum present – see "Attendees Annual Meeting June 11 2014.pdf" for proof of quorum.
Proof of Notice of Meeting or Waiver of Notice	Notice of annual meeting delivered to all homeowners. Signed copies made available to homeowners at the meeting.
Reading of Minutes of Previous Annual Meeting	It was moved to waive the reading of the minutes from the 2013 Annual Meeting as previously circulated. The motion was seconded and carried without objection.
President's Report	Homeowners received a copy of the report in advance of the meeting. See "Presidents Report 2014.pdf." In addition to the information included the report, President Cress noted one additional future project -- replacing the lighting (ball lights) in the hedge on the north side of Clear Hills Drive.
Treasurer's Report	CH HOA is now self-managed. Meeting with CMI to recover records and pick up the final check representing the final balance. As of May 31, 2014 – cash balances = 1) new operating account, 2) old operating account, and 3) reserve account totaling \$135,572.82. Dick will publish the financial statements on the website (posted approximately June 12). Not publishing A/R page that shows names of HOA members in arrears.
Waiving Financial Review	HOA must vote to waive the financial review requirement. 60% vote required to vote in/out this requirement. CH HOA has not had a financial review for 4 years. The Board recommended that the HOA vote in favor of a financial review given the move to self-management. The HOA voted to perform a financial review. There was further discussion on the timing of the review and it was recommended to perform the review in January rather than June to coincide with tax preparation and the annual budget review. Susan Schreiber asked for a round of applause for Dick Wissmiller for all the work done on the transition to self-management.
Committee Reports	None
Election of 2 Directors	Nomination to elect Dana Cress and Dick Wissmiller for a second term in their respective roles – President and Treasurer. The 3 year terms of these directors expired effective with the 2014 Annual Meeting. Both expressed an interest in continuing to serve on the Board. The CH HOA voted to elect Dana and Dick for the new term.
Unfinished Business	None

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--New Business Tax Resolution	See "CHC IRS Revenue Ruling 70-604.pdf" for specifics allowing an HOA to carry over membership operating income without paying income taxes on the income. Motion to pass the resolution; seconded, and passed.
Annual Pool Party	Potluck. Thursday June 26 th . 6:00 pm. Event changed to July 9.
Owner's Forum	President Cress opened the meeting to attendees Alyssa O'Rourke – how often does the irrigation system go off? Dana Cress – vault at entrance needs to be enhanced – painted or screened? Fanny Mae house – Dick Wissmiller sent package of all outstanding charges June 2, 2014 to address provided by law firm. Susan Schreiber - to understand the mechanics behind liens (process and cost); suggested that CH HOA change the board resolution to place a lien on property at an amount less than \$3k.
Adjourn	Meeting adjourned at 7:45 p.m.
Next meetings	Immediately following annual meeting; No July meeting; August meeting date to be determined