

# Meeting Minutes for High Pines Owner's Association (HPOA)

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## Special Meeting of the Members

**Date:** December 3, 2025

**Time/Location:** 5:30 pm at the Woodmoor Barn

### Board Members Present:

- Lot 21: Jim Sittner, President
- Lot 30: Steve Ingersol, Vice President
- Lot 3: Jeremy McIntire, Treasurer
- Lot 43: Christie Beverly, Secretary
- Lot 29: Sara Kershaw, Member-at-Large
- Lot 22: Rich Hansen, Ex Officio/ACC

### HPOA Members Present:

- Lot 39: Marcia & Wayne Rice
- Lot 61: Roy Martinez

### Minutes

Purpose of this meeting is to answer any final questions about the proposed revised Declarations and Bylaws, to formally close the voting window, count the ballots, and announce the results.

Rich motioned to open the meeting, Jeremy seconded. Jim called the meeting to order at 5:48 pm. We have a quorum.

Jim asked Sara for a summary of votes. 55 votes from 62 households = 89% voter turnout

- Bylaws: 51 votes FOR the Amended and Restated Bylaws (92.73%); 4 votes AGAINST (7.27%)  
***FOR the Amended and Restated Bylaws approved with 92.73% of the votes, which meets the requirement of 51% of the votes***
- Declaration: 52 votes FOR the Second Amended and Restated Declaration (94.55%); 3 votes AGAINST (5.45%)  
***FOR the Second Amended and Restated Declaration approved with 94.55% of the votes, which meets the requirement of 67% of the votes***

Steve motioned to close the ballot and accept the results. Rich seconded. All in favor. **Approved.**

BOD will keep all voting records for 10 years, both hardcopies and digital versions. Jim and Christie will sign the official documents before a notary this week, and Steve will submit them to the County Clerk's office.

Rich, Chairman of our Nominating Committee, presented the BOD recommendations for next year's candidates for our BOD. Steve, VP, will move up to President. BOD recommends we keep Jeremy as Treasurer, Christie as Secretary, and Sara as Member-at-Large. The nominating committee recommends Joe Denning run for Vice President. Christie will send notification at least 30 days before the annual meeting announcing the meeting and officer recommendations.

Jim announced upcoming meeting dates:

- Next regular BOD meeting on December 9, 2025, at 6:30 at Jim Sittner's house
- The annual meeting will be on January 20, 2026, at the Woodmoor Barn at 6:30 pm

Wayne Rice motioned to adjourn the meeting, Marcia Rice seconded. Meeting adjourned at 6:01 pm.

*Meeting minutes prepared by Christie Beverly, HPOA Secretary*