

Kettle Creek Homeowners Association

General Membership Meeting Minutes

November 7, 2016

The General Membership meeting of the Kettle Creek Homeowners Association, Inc. was held at Library 21C. The meeting was called to order by Mr. Burns at 6:02 p.m. Present were:

DRAFT

Brenda Anderson	President
David Joyal	Treasurer
Candace Thompson	Director at Large
Darren Burns	Property Manager

<i>Absent : Angela Jones</i>	<i>Vice President</i>
<i>Vacant</i>	<i>Secretary</i>

There were 14 owners represented in person or by proxy for a total of 14.9%, so the required quorum was present to conduct business.

Call to Order: Mr. Burns conducted roll call and certification of the proxies at the door. The 2015 General Membership meeting minutes were reviewed and unanimously approved on a motion from Mr. Michael Linn.

President's Report: Mr. Burns updated the Owners on the boring damage to the Association's sod and sprinklers done by TRAX Construction at the direction of the City. After months of pushing for reimbursement, the Association accepted a settlement of \$2,000 of the total \$3,000 in damages.

Financial Report: Mr. Joyal gave a presentation of the current and forecasted 2016 expenses and the 2017 budget. The landscaping line item is over budget but approx. \$5,000 of new improvements were approved. Those overages were offset by Mr. Joyal working closely with the landscapers to control water usage and the installation of new rain sensors. Overall, the Association is in good financial shape and will not require an increase to the annual assessment for 2017. An increase is a possibility for 2018.

New Business: There was one Board position up for election to a 3-year term. Mrs. Anderson was the only volunteer who responded to the Annual Meeting notice. Mr. Burns opened the floor for additional nominations and there were none, so nominations from the floor were closed. Mr. Linn made a motion to elect Mrs. Anderson by acclamation and the motion carried unanimously.

Adjournment: The Annual Meeting was adjourned at 6:24 p.m. An organizational Board meeting was convened at 6:40 p.m. for the purpose of electing officers. Officers were elected and Board term expirations are as follows:

		<u>Board Term Expires</u>
Brenda Anderson	President	2019
Candace Thompson	Vice President	2017
Angela Jones	Secretary	2018
David Joyal	Treasurer	2018
<i>Vacant</i>	<i>Director at Large</i>	<i>2017</i>

The meeting was adjourned at 6:45 p.m.

Angela Jones
Secretary

Darren H. Burns
Property Manager