

October 27, 2014 - 6:30 p.m.

**Annual Homeowners Association Meeting**

**Bethel Assembly of God Church, Tavern Road**

Prior to the meeting, a flyer was placed in mailboxes notifying homeowners of the time, date, and place of the meeting. In addition, a reminder was sent out using the Calling Post automated phone system.

**Homeowners in attendance (including by proxy):**

- |                              |                           |
|------------------------------|---------------------------|
| 1. Jackie Gandy (by proxy)   | 16. Hilda Guy             |
| 2. Don Moore (by proxy)      | 17. Nydia Morris          |
| 3. Jill Woolcock (by proxy)  | 18. Rhonda Singer         |
| 4. Sharolyn Smith (by proxy) | 19. Bill and Carol Barney |
| 5. Connie Simmons (by proxy) | 20. Dolores Irving        |
| 6. Cindy Stewart             | 21. Lorraine Koonce       |
| 7. Pat Richards              | 22. Raymond Brooks, Jr    |
| 8. Arnold Brown              | 23. Diane Walker          |
| 9. Connie Marino             | 24. Kip Kemboi            |
| 10. Eric Hart                | 25. Jackie Dalley         |
| 11. Penny Morgan             | 26. Ron and Jan Ebling    |
| 12. Chip and Marsha O'Roke   | 27. Beatrice Romano       |
| 13. Dottie Deaver            | 28. Debbie Hart           |
| 14. Mindi Tramonti           | 29. Max Landis            |
| 15. Vivian Whited            |                           |

#### **Registration/confirmation of a quorum/call to order**

Homeowners attending the meeting were asked to sign-in and update their contact information. Before the meeting was called to order, Mark Schloemer from Coventry Property Management Co. spoke to the homeowners and answered questions about the coming year as property manager.

It was then confirmed that we had a quorum of voting members with the total being 29. A quorum of 25% of homeowners (29/116) is required by the bylaws of the Association. The meeting was called to order by Arnold Brown, president.

#### **Reading and approval of minutes from 2013 HOA meeting**

There was one correction to the 2013 minutes: the spelling of Vivian Whited's name was corrected. Mindi Tramonti moved to accept the minutes with the correction; Vivian Whited seconded. All were in favor and the motion was passed to accept the 2013 minutes.

#### **Finance Report – Pat Richards**

Treasurer, Pat Richards, distributed a finance report: The treasurer's report showed a beginning balance of \$9,893.67 from the 2013 operating budget to the 2014 operating budget. Total receipts were \$21,508.74 giving a total of \$31,402.41 available funds. \$10,605.80 of this amount was transferred into a reserve checking fund. Expenditures totaled \$10,162.63 leaving a carryover balance for 2015 of \$10,633.98. Out of the \$10,633.98, \$3000 will be transferred into the reserve checking fund. The current balance in the reserve checking fund is \$20,546.60. Bill Barney moved to accept the financial report; Mindi Tramonti seconded. All were in favor and the motion was passed.

#### **Financial Review Report – Marsha O'Roke**

Marsha O'Roke, chair, Cindy Stewart, and Debbie Hart were appointed by the board at the October board meeting to conduct a review of the HOA financial records for 2014. The review took place on Oct. 13; a random sampling of 10% of deposits and expenditures was conducted. Each sample was traced from the source document to the bank statement and general ledger. Bank statements were reconciled to the general ledger on a monthly basis. Marsha O'Roke reported that there were no discrepancies found and that the financial records were all found to be accurately recorded, and very well organized. Mindi Tramonti moved to accept the financial review; Vivian Whited seconded. All were in favor and the motion was passed.

### **Election of board members**

Eric Hart presented the four nominees for election to the board: Penny Morgan, Chip O'Roke and Arnold Brown; Regan Jones was unable to attend the meeting. Each candidate was asked to give a brief bio to the homeowners prior to the distribution of the ballots for voting.

The election of three new board members was then conducted. Ballots were cast and tallied; the three candidates with the most votes were Arnold Brown, 24 votes; Chip O'Roke, 21 votes; Penny Morgan, 15 votes. Each will serve a 3-year term on the board of directors. Eric Hart has 2 years left to serve; Connie Marino and Pat Richards each have one year left to serve.

Following adjournment of the meeting, the existing board members met with the new board members to set up the next meeting and to elect officers. Officers for 2015 will be as follows: Eric Hart, president; Arnold Brown, vice president; Penny Morgan, secretary; and Pat Richards, treasurer.

### **Overview of past year**

Arnold gave an overview of the past year and reported that the bridge had been stained, trees had been cut down, and a trash container will be placed in the basketball court. He then gave the homeowners a chance to ask questions or make comments regarding covenants issues in our neighborhood.

Connie Marino reported that the Calling Post and the Street Reps would no longer be needed this coming year, as the new management company will be handling all communication. Connie thanked everyone for their hard work this past year in helping her keep the Calling Post and the directory up to date.

### **Adjournment:**

The meeting was adjourned at 7:41 P.M.

Respectfully submitted,

Cindy Stewart, Secretary of Dry Run Commons Homeowners' Association