

ROSEDALE 6A HOMEOWNERS' ASSOCIATION, INC

ANNUAL MEETING MINUTES

JANUARY 21, 2016

Call to Order

The meeting was called to order by President Lockaby at 7:10 PM.

Calling of the Roll, Certification of Proxies, Quorum Determination

A combination of designated voting members present plus signed proxies resulted in a 53% voting presence, well over the 30% required to establish a quorum.

Proof of Notice of the Meeting

Secretary E. Parkes explained all proper procedures were followed in announcing the meeting to the membership.

Approval of Minutes of January 8, 2016 Meeting

As these minutes have been available on the website for a year, it was agreed that no reading was necessary. Eileen Viau made a motion to approve the minutes; the motion was seconded and adopted.

Introduction of New Resident

Our new neighbor, Birdie Jakobosky, who now resides at #4942, was introduced and welcomed to Woodbrooke Run.

Officer and Committee Reports

President/Treasurer

President Lockaby announced that the most meaningful aspect of 2015 was dissatisfaction with our Landscape Contractor, TruScapes. Subsequently the Board voted not to renew their contract going forward. Our new contractor, FLC (Family Lawn Care), has now been on board since January 1, 2016 and we have high hopes that their services will prove satisfactory. As usual, only time will tell

Treasurer Lockaby noted that the 2015 Financial Report, shows an overall loss for the year of \$948. This was mainly due to the \$1,574 overage in Irrigation Repairs. We have planned for this in 2016 by budgeting an increased amount of \$9,000. A copy of the Annual Financial Report for 2015 is included at the end of these minutes.

Secretary

Outgoing Secretary Erika Parkes reminded everyone once again how important it is for the membership to keep the secretary of 6A informed of email address changes, home address changes, and updating of Rental Notifications.

After Erika finished her report, President Lockaby noted what a valuable asset she has been in the difficult job of secretary the past four years and how much the president appreciated her help. Above all she really cares about our community. A round of applause for Erika followed.

Architectural Review

In the absence of Ray Sargent, Judy Lockaby reported that five Architectural Review Requests were submitted in 2015. Two of those Requests were denied by Resource Property Management, the property manager that took over management of the common grounds and services provided by the Master Association. The management company is now a part of the approval process for ARR's. We feel these denials are unfair and out of line. We are working with Ron Portee, chairman of the Architectural Review Committee for the Master Association, to get these denials reversed.

Lawn Maintenance Liaison

Our lawn liaison, Hap Parkes, offered some details about our new landscape contractor. They are a relatively small company and should be more responsive to our needs. Their crew chief, Ben, will be on site at each mowing and trimming. They are using a smaller mower which results in a smoother mowing pattern. In order to enable homeowners to identify plants they don't want trimmed, we are going to try using orange flags as a signal. Hap will have a roll of tape for this purpose which any homeowner can request. For lawn or irrigation problems, contact Hap via email at: haptennis@aol.com

RHC Representative

Our representative, Ronna High, reviewed the latest information from the Rosedale Homeowners' Council. This information can be found on the RHC website, www.rosedalehc.org.

Social

Paula Hartmann announced that April 3 or April 10 would be good possible dates for our annual brunch since we would like to get everyone together before the part-timers leave for their northern homes. Final plans as to time and place should be available sometime in March.

Webmaster

Jim Mchugh, our website manager, is still tweaking the website in order to make it even better and easier to update. He welcomes any suggestions homeowners may have. This is such a valuable resource for our community; we hope everyone has it bookmarked (www.woodbrookerun.com).

Election of Director

An opening on the Board of Directors was created by the resignation of Erika Parkes. Nominations from the floor were requested and there were none. Kris Guillou had indicated previously to the president that she would serve if no one else was nominated. Her offer was therefore accepted.

Old Business

None

New Business/Open Forum

None

The meeting was adjourned at 8:05 PM.

Balance Sheet as of 12-31-15

Assets:	Checking Account Balance	\$ 2,226
	Certificates of deposit	43,284
	Total	\$45,510
 Liabilities:		None
 Total Equity:		\$ 45,510

Budget Plan vs. Actuals 2015 & Budget Plan 2016

Expenses	2015 Plan	2015 Actual	2015 Variance	2016 Plan
Insurance	900	742	158	742
Taxes (Federal)	0	0	0	0
Mulch	6,400	6,519	(119)	7,200
Lawn Maintenance	32,832	32,832	0	28,620
Irrigation Repair	5,700	7,274	(1,574)	9,000
Backflow Inspection	760	760	0	570
Roof Washing	5,510	5,220	290	5,510
Contingency	198	0	198	658
Repairs/Maintenance	100	30	70	100
Administrative	400	371	29	400
Reserves	8,000	8,000	0	8,000
Total Expenses	\$ 60,800	\$ 61,748	\$ (948)	\$ 60,800
Income	\$ 60,800	\$ 60,800	\$ 0	\$ 60,800

Comments:

- 1. 2015 expenses resulted in a loss of \$948 over projected plan.**
- 2. Reserves are \$43,284 for year-end 2015.**
- 3. Quarterly dues remain at \$400 per quarter**