

Approved 2/25/2024-Annual Association Meeting-2/26/2023

- I. **Call to Order** - The President, Jeff Hughes called the meeting to order at 3:11 P.M., welcomed Owners and thanked them for their participation.
- II. **Roll Call, Certifying of Proxies** -certification of the proxies.
 - A. A Quorum was reached by a combination of electronic votes, directed proxies, and attendees in person at the meeting: 29.83% present via electronic vote, 10.11% present via directed proxy, and .03% via in person ballots for a total of 39.97%, exceeding the Quorum minimum of 25%.
 - B. Zoom attendees: Floriza Singer
 - C. Jeff Hughes made the following announcements:
 1. The meeting is being recorded by Zoom application.
 2. Comments and questions will be taken at the end of the meeting.
- III. **Proof of Notice of Meeting** - Mailed February 10, 2022, announced by Jeff Hughes.
- IV. **Reading and Approval of Minutes for 2022** - Jeff Hughes moved for approval-approved by a show of hands.
- V. **Reports of Officers and Committees**
 - A. **Summary Report for Officers/Committees Jeff Hughes, President.**
 1. Electronic voting, for the third year, has been well received and increased owner participation.
 2. History of Prestonwood Country Club Condominiums.
 - B. **Finance Committee-Jeff Hughes, for Betty Walley, Treasurer.**
 1. Review of finances was detailed in the Annual Meeting Package’s INCOME/EXPENSE DETAIL 2012-UNAUDITED 2022 & PLAN 2023 and the BANK BALANCES YEAR END 2021 & 2022. Year end 2022 TOTAL RESERVE FUNDS \$644,736.89, 4% more than 2021.
 2. **Income and Expense Detail Graph** -More dollars were spent on both Utilities and Payroll in 2012 than in 2022. Utilities were the highest expense in 2012, Reserve Expenses - the highest in 2022.
 - C. **Landscape Committee – Jim Eason**, the care and upgrade of landscape continues per budget.
 - D. **Community Outreach – Nancy Baker** commented on the office and maintenance professionals expressing thanks for their work. **Please if you “See something Say something.” Neighbors looking out for neighbors.**
 - E. **Communications Committee – Gaela Renee Hall** reported the helpful impact of moving to digital format which reaches everyone easily and saves on printing costs.
 - F. **Rules Committee – Phyllis Wells** welcomed everyone and encouraged all residents to follow the rules. Most are very good at adhering to the “pick up poop” city ordinance, however, as she walks the greenbelt there have been continuing infractions.
 - G. **Social Committee – Martha Burks** welcomed everyone stating that social events are in the planning stages and invited everyone to stay for the social hour after the meeting.
- VI. **Election of Managers for 3 Vacancies-Nominating Committee, Jim Eason, Chair, Susie Brown, Beth Botkin.**
 - A. Jim Eason introduced the 3 nominees, Jeff Hughes, Phyllis Wells, Dan Burbine. and each spoke about their reason for running.
 - B. Collection and counting of In-Person Ballots.
- VII. **Unfinished Business**
 - A. **Board Comments – Jeff Hughes – Appreciation**
 1. **Rex Price** who passed away in 2022, provided leadership and made countless contributions over the years as a board member, volunteer and neighbor. He and his wife Sue, who passed away in 2021 were constant ambassadors for the community providing support to the Staff and the leaders of the Association. Their family has a multigenerational impact as owners and residents of our community.
 2. **Cyndi Pfister**, former manager, owner and resident also passed away last year. Serving as manager for 20 years, Cyndi served the community and managed through many difficult times.
 3. **Carrie Bailey**, Association Manager, has done an outstanding job with our community since she was hired in Dec 2014.
 4. Thank you to **Tonie Daly** who has been a wonderful addition as Community Assistant.

B. Member Comments:

1. Elizabeth Santamaria shared a big thank you to the board for making this place a beautiful community. She voiced concern about what is the board doing to find replacement maintenance people, do we have a succession plan for maintenance and manager? Jeff responded that the board is aware of this issue and has addressed a maintenance succession plan.
2. **Delisa Day** shared how long she has lived here and her love of this community. She greatly appreciated the backup generator this winter, the new fencing and gates, and general maintenance of the property. Jeff discussed the benefit of the generator which is monitored remotely by Daikin.
3. **Rick Wilson** asked if we are under contract with Time Warner? He is appalled with Time Warner terminals, one of which is tied to a tree. (NOTE: Time Warner is now Spectrum, and the Association is no longer a customer. Management has inspected the terminals with Spectrum personnel; however, Spectrum has not acted. Owners that are Spectrum customers should submit requests for improvements.)
4. **Marty Park**, a long-time owner as a second home, plans to move here permanently. He is a contractor and volunteered to serve on the Building Committee.

VIII. New Business

A. IRS Revenue Ruling 70-604 – Motion made by Jeff Hughes: Approve IRS Revenue Ruling 70-604 for 2022 so that excess income from 2022 will be “carried forward” for Reserve spending in 2023, in lieu of paying tax on that income to the IRS. Motion was seconded and approved by a show of hands.

B. Election Results –Jeff Hughes announced that 30 % voted online and another 10% via proxy or ballot. Since there were three openings and three candidates, the candidates were approved for the 2023-2026 board terms by acclamation.

IX. Smoking Survey – reviewed the results.

X. Adjourn Meeting - Jeff Hughes called for a motion to adjourn the meeting, which was seconded. The motion was approved, and the meeting was adjourned at 4:10 P.M.

Judith Anne Lyle, Secretary

