

Meeting Minutes

Braeside Park HOA Membership Second Meeting

June 13, 2022 @ 6:30 pm

Board Members Present: Bob Tracy, Kristy Faltz, Chris Robbins, Nancy Vrbka, Karen Savage
Homeowner: Kristen Swanson, Hunter and Dorothy Davis52

MEETING CALLED TO ORDER – Bob Tracy

MEETING MINUTES – The meeting minutes from the annual meeting on May 23 were read although approval will be at the annual meeting in 2023.

Bob Tracy, President:

The purpose of this meeting, as according to the Covenants that direct us as to how to implement the process to increase the Assessments:

Referencing the covenants, assessments per Article IV (4) Maintenance Assessments section 5. (Annual Assessments) Notice of quorum for any action authorized.

The first meeting called for the presence of eligible members in person or by proxy who are entitled to vote and cast their vote, a requirement of 60% of the eligible members shall constitute a quorum.

We have a total of 60 units in our community.

We have 53 total owners now, since some owners own more than 1 unit.

There are 2 owners that are not eligible to vote by the fact that they are behind in their dues.

This brings the total of owners eligible to vote to 51

Therefore 60% of the 51 eligible owners is 30.6 member owners or 31 required for a quorum. We did not meet that requirement at the first meeting.

Section 5 also states that if the quorum is not met at the first meeting another meeting shall be called and the quorum criteria at the second meeting shall be ½ of the first meeting or one half of the 31 which would be 15.5 or 16.

The second meeting was attended by 34 owner members by proxy or in person.

This number satisfies the criteria as stated in Article 4 section 5 of the Braeside East Homes Association Covenants that references Annual Assessments.

To recap the requirements:

53 owners minus 2 non eligible equals 51 owners eligible to vote

60% of the 51 equals 30.6 or 31 for a quorum.

The second meeting requires one half of the 31 for a quorum at the first meeting which equals 16.

The assessment passed.

TREASURER'S REPORT: Area – Chris made the motion to approve and Kristy seconded

GROUND'S COORDINATOR: Chris Robbins –

Meissen Roofing will be doing repairs at 114 as storm caused the guttering to fall off. They will also be asked to look on the chimney flashings.

There is a large limb behind 110 Robin Road. Chris and Bob will take care of it.

There are 10 trees that need to be topped and others which are dying from the Ash Borer Disease.

Karen and Chris will do a walkaround.

OLD BUSINESS:

NEW BUSINESS:

- 100 Robin – there is wood rot on the bird box on the house
- 104 Robin – wood rot on the back of the unit
- Due to the recent wood rot findings the paint schedule will need to be changed for this year.
- 152 Robin – door frame is still not painted (Jim Rider)

The meeting adjourned at 7:22 pm