

CLUB HILL ESTATES HOMEOWNER'S ASSOCIATION
Annual Homeowners Meeting Minutes
September 28, 2017

1. Call to Order
Meeting was called to order by President, Sara Giles at 6:36 pm
2. Verification of Quorum
Board members present were President, Sara Giles; Vice President, John Mulligan; Director, Roger Dennis
Quorum was met with 13 homeowners in attendance and 3 proxies received.
3. Approval of Last Membership Meeting's Minutes
John made a motion to waive the reading of the last annual meeting minutes and approve the September 26, 2016 minutes as written, Sara seconded. All in favor.
4. Old Business
 - a. Street Lights
Board voted to table this discussion until they have further information from other communities that were approved by the county for the street lighting district.
 - b. Fines Review Committee
Roger asked owners present if anyone was interested in being on the committee and again there were no volunteers. Therefore, Board ratified the decision to send all violations to the attorney for mediation after 2 letters have been sent with no response or compliance.
5. New Business
 - a. 2018 Budget
Budget was approved at the board/budget meeting on August 14, 2017. Maintenance assessment dues will decrease to \$425 and will be due on January 1st. Late fees and collections will begin on accounts not paid by January 31st.
 - b. Holiday Lights – There have been no volunteers to store the Christmas lights after season or continue paying a company to hang or store lights so Garrison agreed to store at their office for no additional fee.
 - c. Community Events
Discussion on a community yard sale. No dates were set.
6. Community Discussion/Questions and Answers
 - Floor was opened up to Lisa Milam from 5546 Pebble Beach. Lisa read a letter to the Board expressing concerns of owners within the community and presented 2 petitions. There was much discussion and agreed by the Board to send all the information to the association attorney to review and advise.
 - Financials – Request was made that financials be made available online. Board agreed and requested Garrison to post balance sheet and p&l each month.
 - Street Parking – Elizabeth from Garrison read the ruling from the attorney, "The Declaration is a contract that binds all owners. The fact that the streets are dedicated and are not private is irrelevant to the obligation of an owner to abide by the Declaration, which is a contract between the owner and the association. Violations can be treated in the same fashion as all others. If there is a fining committee to hear appeals from the levy of fines, they may be levied, or we can demand that they mediate the issue."

7. Adjournment

Sara made a motion to adjourn at 7:41 pm, Roger seconded. All in favor.