



Annual Membership Meeting Minutes

6:30pm at December 12, 2019

Reconvened from October 29, 2019 Annual Membership Meeting

St. John's Lutheran Church Community Room

In attendance: Mike Creesey, President

Daniel Greer, VP

Lauraine Dwyer, Secretary

Jonathan Fox, Treasurer

Martin Spadinger, Director at Large

Gil Pierce, Community Manager, Rockwood Property Management

Dori Ramsey, Field Inspection Specialist, Rockwood Property Management

Melissa Owens, Association Admin, Rockwood Property Management

Having achieved quorum, the meeting was called to order by Pres. Cressey at 6:35pm. After introduction of Directors and Management, the following business was conducted by the Members:

1. Minutes of the 2018 Annual Membership Meeting were unanimously approved as written.
2. Financial Report (G. Pierce): the 2020 Budget was ratified by default at the first attempted Annual Meeting on 10/29/19 because 51% of members were not in attendance to contest. There will be no change in dues in 2020.
In response to questions from the Membership, Gil detailed several examples of RPMS' experiential growth in 2019. Specifically, a plan was established to control weeds by pre and post emergent treatment rather than frequent mowing to help control cost and preserve natural areas.
3. Community Update: Gil produced a map of proposed new snow removal areas, including common sidewalks, mailboxes, fire hydrants & school bus stops. The cost will be approximately \$700/push when snow depth is at 2 inches or more. A question was raised as to if the members would vote on whether or not to include more comprehensive snow plowing in the 2020 Budget. Gil referred to the previous comments RE budget ratification process and elaborated on Association's snow plow commitment being a collaboration between owners/residents and the HOA to ensure a safe passage to bus stops and frequent walk routs.
4. Committee Reports:
Landscape: S. Spadinger (Co-Chair) reports next meeting is Feb. 24, 2020, 6pm at Yokes' community room (upstairs). All interested residents are welcome.
Events: Pres. Cressey noted that since this committee is no longer chaired & run by Newland Communities & Cindy Mathis has retired, we are looking for new leadership and members. Community events may be cancelled without a volunteer to spearhead the committee.

5. Election of Directors & Architectural Control Committee (ACC):

Gil explained the meeting structure for electing ACC Members and Directors then called for nominations from the floor. No Director Nominations were received from the floor but one Member (Andrew Lawrence) submitted their floor nomination for the ACC. Nominations were closed and Members completed their ballots. Results were announced the following business day.

<i>Candidate</i>	<i>Board Votes by Proxy</i>	<i>Attending Member Votes</i>	<i>Total Votes</i>	<i>Outcome</i>
Daniel Greer	223	64	287	Elected to the Board to serve 3 yr term
Martin Spadinger	223	40	263	Elected to the Board to serve 3 yr term
Al French	223	61	284	Elected to the ACC to serve 1 yr term
Joe Stewart	223	33	256	Elected to the ACC to serve 1 yr term
John Robideaux	223	60	283	Elected to the ACC to serve 1 yr term
Mike Stone	223	85	308	Elected to the ACC to serve 2 yr term
Shaun Smith	223	81	304	Elected to the ACC to serve 2 yr term

6. President Cressey led a floor discussion regarding the proposed amendments, which rendered the following outcomes:

- Reduction of Quorum: a proposal to amend the Association by-laws to reduce quorum was put forth by the Board and discussed among the Members. Currently, the quorum requirement mandates that 34% of lots be represented in person or by proxy to conduct business at a Membership Meeting. After extended discussion with the attending Members, a motion to reduce the quorum to 10% was seconded and passed by a count of hands.
- Electronic Meeting Notice: after a brief discussion from the floor, the Members voted by a count of hands to allow electronic notice of Membership Meetings. Only Members that have provided written authorization for electronic notice will receive notices by email instead of US Post. The Bylaws will be amended accordingly.
- Automatic Proxy Renewal: a discussion ensued regarding the proposal to allow an automatic renewal option on future proxies. This topic has been tabled for further discussion and will not be part of the amendment.
- ACC Amendments: Pres. Cressey explained that the ACC Request Form has been revised to include more detailed information and is not administrated by RPM to ensure swift and consistent service. ACC Applications must be delivered to RPM by the requesting party, where it is reviewed for completeness and basic compliance and then forwarded to the Committee for consideration. President Cressey suggested two CCR amendment proposals, which were tabled pending legal review: 1) create an opportunity for Members to appeal an ACC request denial to the Board of Directors (currently, the ACC has final authority on all such requests) and 2) remove the 30 day response requirement to ensure owners don't assume approval in the rare instance that their application wasn't submitted properly and thus not received by the ACC. This would eliminate the opportunity for Members to interpret the ACC's failure to respond as a default approval, which is how the CCR is currently written.

With no further business rightfully brought before the Membership, the 2019 Annual Meeting was adjourned at 8:25pm.

L. Dwyer, Secretary