



In attendance: Mike Cressey, President
Daniel Greer, VP
Lauraine Dwyer, Secretary
Jonathan Fox, Treasurer
Martin Spadinger, Director at Large
Gil Pierce, Community Manager, RPM
Dori Ramsey, Field Inspection Specialist, RPM
Melissa Owens, Association Admin, RPM

17 Members attended via Zoom

Having received 303 ballots (included online voting and ballot by mail) the Association achieved quorum and the meeting was called to order at 6:35pm. After introduction of Directors and Management, the following business was conducted by the Members:

1. To allow time for members to vote by written ballot and deliver to the polling location at the Church by 8:30pm, a call for candidates from the floor was made. With no additional candidates, Gil provided an opportunity for each Board and ACC candidate to introduce themselves. Having closed the nominations, Gil announced that the poles will close at 8:30pm. Ballots must be emailed or hand delivered to the church before the poles close. The voting outcome is detailed below:

Board of Directors Ballot Outcome:

<i>Candidate</i>	<i>Votes</i>	<i>Outcome</i>
Jonathan Fox	133	Elected to serve 3 yr term
Andrew Lawrence	128	Elected to serve 3 yr term
Robert Martinez	22	
Brian Newberry	89	
Sharon Schnebly	62	
Daniel Zapotocky	89	
The following write-in candidates received one vote each: Mark Rhinehart, Jeff Young, Garrett Manion and Pete Peterson.		

ACC Ballot Outcome:

<i>Candidate</i>	<i>Votes</i>	<i>Outcome</i>
Cody Rathbun	241	Elected to serve 2 yr term
Tim Robinson	231	Elected to serve 2 yr term
Daniel Zapotocky	3	Elected to serve 2 yr term
<i>The following write-in candidates received two votes each:</i> Brian Newberry, Andrew Lawrence and Joe Stewart. <i>The following write-in candidates received one vote each:</i> Rob Fraley, Adam Smith, Kyle Moore, Loren Brown, Bob White, Christine Peterson, Wendy Ward, William Talman, Andrew Lawrence, Sharon Schnebly, Carl Crowe, Jon Fox, Kathy Baumgarner, Charlene Faoro, Al French, Rick Ripley, Alex Chernikov, Mike Rhinehart, Jeff Young and Greg Partch.		

- Two amendments were proposed to indefinitely allow for online voting and meetings. Of the 303 ballots received, 265 voted to adopt the proposed language for Bylaws Section 5 and 253 voted to adopt Bylaws Section 4 and thus the amendments are hereby adopted. The current language and newly adopted language is entered below:

Current language of Section 5: At all meetings of Members each member may vote in person or by proxy. (The remainder of Section 5 is not proposed to be changed.)

Newly adopted language for Section 5: At all meetings of Members each member may vote in person, by proxy, by on-line voting or by mail-in ballot. (Remainder of Section 5 remains unchanged.)

Current language of Section 4: The presence in person or by proxy of ten percent (10%) of the Members entitled to vote shall constitute a quorum for any action, except as provided in the Articles of Incorporation, the Declaration, or these Bylaws. (The remainder of Section 4 is not proposed to be changed.)

Newly adopted language of Section 4: The presence in person, by proxy, by mail-in ballot or voting on-line of ten percent (10%) of the Members entitled to vote shall constitute a quorum for any action, except as provided in the Articles of Incorporation, the Declaration, or these Bylaws. (Remainder of Section 4 remains unchanged.)

- Without 51% of the membership present by written ballot or in person via Zoom to reject, the proposed 2021 Budget is hereby ratified. Effective 1/1/21, each lot will pay quarterly assessments in the amount \$142.50.
 - A question was submitted regarding the considerable expense of the \$40k tree maintenance line item. This budget includes tree removal, replacement, trimming, pesticide treatment and incidental expenses.
 - The website budget was decreased from \$200/mo to \$600/yr with far more interactive options.
 - Management fees are proposed to increase in 2021 by \$0.50/lot/mo. This expense is offset by the considerable savings achieved after two years of fine tuning the Association's operational expenses.
 - A question was submitted regarding the increased income tax expense, which due to the increase in interest earned on the Association's reserve fund, which have been invested in low-risk accounts.
 - A question was submitted regarding the nature of the debt discussed as part of the budget review. It was clarified that we're referring to unpaid assessment that the HOA is actively attempting to collect from homeowners.
- The Members present voted to adopt the 2019 Annual Meeting Minutes, which are posted to the Association's website.
- Community Update: the Association is preparing for winter. Eagle Ridge Blvd was recently repaved by the City. The Board is reviewing options for replacing the playground equipment that's been taken out of use at Whispering Pines Park. The park benches are being refinished and landscape cleanups are underway to ensure a smooth transition into winter. Snow removal services will be the same as last year.

6. Committee Reports:

ACC: Shaun Smith reports that they've had a busy year and have improved response times.

Landscape: Sharon Spadinger (Co-Chair) reports that they've had an increase in volunteers and are working on a plan for the 2021 budget. The committee will host their last meeting on 10/19 at the splash pad on Shelby Ridge Rd, all are welcome to attend.

Events: Mike Cressey reiterated that all events were cancelled in 2020 due to the novel coronavirus pandemic. With the hope that events will return next year, the committee is always looking for volunteers.

With no further business rightfully brought before the Membership, the 2020 Annual Meeting was adjourned at 7:20PM.

Respectfully Submitted,

Melissa Owens, CMCA, CAMP

Association Admin, Rockwood Property Management