

# **The Owners' Association at Redwood Lakes, Inc.**

## **Annual Meeting Minutes**

### **October 25, 2017**

#### **Confirm Quorum and Call to Order:**

The meeting was called to order by the President, Paul Tenney after quorum was confirmed through attendance and proxies. Present also were Doris Williams, Judy Shupp, and Stacey Zellers. Additionally, Cynthia du Busc and Janelle Westfall from the management company were present at the meeting.

#### **Approval of Previous Meeting Minutes:**

Minutes from the previous Annual Meeting (2016) were approved on a Motion by a homeowner, Seconded by the President, and approved by all members in attendance.

#### **Financial Reports:**

The financial reports were received and reviewed. It was mentioned that Redwood Lakes is in a strong position financially with Reserves, and the majority of the dues assessments are being paid on time.

#### **Presidents Report:**

Paul Tenney discussed mowing in the common areas, storm water management & maintenance. Gib-Mor is continuing to maintain Association landscaping, and Solitude remains contracted to clear outlets and inlets in both wet & dry ponds. Mr. Tenney stated that three ponds previously owned by SONA had been deeded to the Association and the Board is in process of having these areas cleared and the ponds cleaned in preparation for future, ongoing maintenance. These ponds are located near the intersection of Keswick and Windermere Drive.

#### **Nominations for Election to the Board of Directors:**

It was announced that 2 terms were ending for 2 Board Members. Paul Tenney & Stacy Zellers. Paul Tenney is resigning as he is moving out of the community, and Stacy Zellers agreed to re-run for election. There were 2 self-nominations. One by John Zellers, and one by John Doetzer. Ballots were distributed and written voting took place. Cynthia du Busc and 2 volunteers from the membership counted the votes.

#### **Homeowner Comments:**

- There was a question about the ponds and status on the inspection of the ponds. It was explained that Solitude is the contracting company for the Association to inspect, maintain, clear and dredge ponds as needed, and to also take over the maintenance of the 3 new ponds the Association inherited with the new phase of construction.

- Member questioned if the new SONA Homes are part of Redwood Lakes. The Board President answered yes, 50 new homes added to the membership with additional storm ponds as well.
- There were questions asked about the trail being extended and a connection between Town trail and Association owned trail. It was explained by the Board President that the public does have access rights to the trail, but not the parking lot, and that the Town is working with Lakeview to complete the trails.

### **Announcement of Board of Directors Election Winners:**

Upon the tallying of the election ballots, the two owners elected to three year terms on the Board are Stacey Zellers and John Zellers.

### **Announcement of Board of Directors Meeting:**

An announcement was made to the membership that anyone in attendance is welcome to stay for the 1<sup>st</sup> Annual Board of Directors Meeting.

### **Adjournment:**

With no further business, the meeting was adjourned by a unanimous vote of the Board on a Motion by Paul Tenney and a Second by Doris Williams at 7:25 p.m.