

## **Minutes of EHHOA Board of Directors December 18, 2015**

In attendance: Nicole Baucom, Jack Cameron, Mona Troensegaard

The meeting was held at 1:00 P.M at the residence of President Nicole Baucom.

President Baucom requested that we make an exception and move the order of the agenda directly to the election of new officers.

The first order of business was to accept the resignation of former Secretary, Ryan Aleshevich. President Baucom accepted the letter of resignation, motion seconded by Jack. Two new members were proposed to the board, Mona Troensegaard and John Murie, both are members in good standing and have agreed to follow the bylaws of EHHOA. Nicole moved to appoint Mona Troensegaard, Secretary of EHHOA. Jack seconded the motion. Mona accepted as official secretary. Jack moved to appoint John Murie as Vice President, motion was seconded by Nicole, motion carried.

There being no minutes from the last BOD meeting, the minutes were dispensed.

Treasurer's Report: Jack reported that APMS will hence forth be doing the assessment invoices, collection and financial reports. He as Treasurer will be monitoring their reports. Jack will continue to do the budget, approval of expenses and account reconciliation. He stated that EHHOA is on track for their stated goal of maintaining a balance of \$35,000. The figure for the proposed budget for 2016 is \$11,560.00. The fees for APMS and for Poppy's will remain the same for 2016.

There are 5 owners who are delinquent with dues, amounting to a total of \$643.00. Two are for multiple years and one for 4 years. Earlier this month a lien was placed on that property. Traditionally EHHOA has waited for three years before taking such action.

### Other Committee reports:

1. ARC – a meeting was held on Dec. 11<sup>th</sup>, Jim Eiland was appointed Chair of the Architectural Review Committee, other members are Starke Smith, and Mona Troensegaard. Also present at that meeting were Nicole and Jack Cameron. Jack gave a file with violations to Nicole. The board will handle violations, which will be turned over to APMS, and they will draft and send letters of notification. The primary function of the ARC board will continue to be review of the application forms for property changes, and to approve or reject them. Also to be vigilant for violations within the community. Discussion of need for improved forms, and better records of submitted forms.
2. Web, Database, and Welcome  
Jack reported that the website has been slimmed down by the elimination of the member search facility. Board and committee contacts will be maintained. A contact for APMS was added. He will continue to maintain a local database for sales, violations, and detailed contact info.

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Fred Grunder who had been handing out the Welcome package info, does not wish to continue this task. Unless someone volunteers, we will just discontinue the practice.

### New Business: Approval of Budget

The budget presented by Jack was reviewed and discussed. The proposed budget is based on a \$5.00 increase to the assessment fee bringing the total to \$50 per lot for 2016-2017.

This would produce income of \$9,100.00 / 182 lots. This would help defray the increased cost of insurance and fees for APMS. Assessment of around \$65.00 per lot will be needed to maintain a zero cash flow. We no longer retain Allen & Carwile to handle unpaid assessments. Allen & Carwile will remain our registered agent at minimal cost to us.

The budget will be submitted for approval and be voted upon at the annual members meeting in September. Mona made the motion to approve the budget as presented, Nicole seconded the motion, motion carried.

### Calendar 2016

The date for the annual members meeting was set for Monday, September 12<sup>th</sup> at 7:00 P.M. Location to be determined. (Secretary to secure location).

EHHOA Board meetings will be held on Sunday March 6<sup>th</sup>, Sunday June 5<sup>th</sup>, Sunday September 11<sup>th</sup>, and Sunday Dec. 4<sup>th</sup>.

The meeting was adjourned by Nicole at 2:20 P.M.

Respectfully submitted by:  
Mona J. Troensegaard  
Secretary EHHOA