

# **Laurel Ridge Country Club Homeowner's Association**

## **Annual Meeting Minutes, August 17, 2021**

The meeting was called to order by Vice-president Clay Hamby @ 4:06 PM. Present were 8 members and 3 board members, Clay Hamby, Chuck Wilson and Becky Nickol. Lynn Prior was unable to attend due to family illness.

### **Proxy and Attendance**

Attendees	8
Proxies voted by the board	87
Proxies voted by attendees	9
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	104

There was a quorum (30% of the membership) represented. Throughout the meeting there weren't any "no" votes.

### **Certification of Notice of Annual Meeting**

We certify that a notice of the Annual Meeting was sent by mail to the membership on or before May 21, 2021 announcing the Annual Meeting date, time and location. The meeting was conducted at the date, time and place specified.

### **Approval of 2020 Annual Meeting Minutes**

The 2020 HOA business was conducted by paper ballot and mailed to the membership in lieu of an Annual Meeting due to COVID. The following business was conducted:

1. Approval of 2019 Annual Meeting Minutes
2. Approval of 2019 Treasurer's Report
3. Approval of 2020 Proposed Annual Budget

The membership votes were 118 "yes" votes and 1 "no" vote. An email reporting the voting results was sent to the membership on August 24, 2020. Clay Hamby moved that the text of that email be adopted and approved as the minutes of the 2020 Annual Meeting. Tom Hines seconded

### **Nomination and Election of New Board Members**

Clay Hamby summarized the current membership of the board. Of the five positions on the Board, one is open, Lynn Prior and Chuck Wilson have one year left, and Becky

Nickol's position expires this year and she is up for election. Clay Hamby was appointed to the Board in 2019 to fill an open position, He suggested that he be elected at this point.

The Board acting as the nominating committee are proposing a slate of three people to fill the open positions:

Richard Schley

Clay Hamby

Becky Nickol

There were no nominations from the floor. Clay moved that a) a request for the requirement for a secret ballot be waived, and b) the nominated slate be elected by acclamation. Jack Korber seconded the motion. The motion was approved.

## **President's Report**

Clay summarized the highlights of Lynn Prior's President's Report:

- The passage of the enforceable short-term rental policy
- The membership strongly and actively opposed the creation of an RV park on Country Club property
- Invasive species have been cleaned up on the majority of owners' properties
- A campaign was initiated to acquire valid contact information and emails from all members thereby allowing more frequent and inexpensive communication with owners. All but a few owners have complied.
- Welcome Packets have been created and sent to all new owners. The purpose is to familiarize them with the HOA, it's covenants and bylaws, etc. We also request contact information.
- The HOA website has been rebuilt and is updated in a timely manner.

## **Treasurer's Report and Proposed 2022 Annual Budget**

Chuck Wilson presented the 2021 Treasurer's Report and the 2022 Proposed Budget for approval. Chuck stated that the Proposed Budget would be amended to reflect the additional cost of \$250.00 for website maintenance. Clay Hamby moved to approve the 2021 Treasurer's Report and the 2022 Proposed Budget with the amendment. Becky Nickol seconded the motion. The motion passed.

## **Old Business**

There was no pending old business.

## **New Business**

Because of the recent activity of sales and new building the Board decided that an active Environmental Control Committee needed to be resurrected. In the recent past

years the Board has acted as the Committee. Clay Hamby moved that Tom Hines (General Contractor and owner) be elected as the chair of the Committee. Becky Nickol seconded the motion. The motion passed.

Clay Hamby told the attendees that the membership would be receiving future emails from the Board requesting suggestions and input as to how the members' would like to the HOA covenants to be better enforced.

### **Comments and Questions from Attendees**

John Mitchell asked that the Board give more email reminders of the Annual Board Meeting.

Melody Mitchell asked that emails be send to both owners of the properties individually.

Jack Korber requested more frequent communication from the Board via email.

### **Adjournment of Meeting.**

Clay Hamby adjourned the meeting at 4:31 PM.