

The Courtyards at Quail Lake Homeowners Association, Inc.

General Membership Meeting Minutes

October 18, 2022

There being no quorum, the Board of Directors agreed to continue the meeting to present the information. The meeting was called to order at 6:01 p.m.

Association representatives present were:

<i>Jim Stroman</i>	<i>President</i>
<i>Steve Mosher</i>	<i>Secretary</i>
<i>Jon Felder</i>	<i>Treasurer</i>
<i>Derek Patterson</i>	<i>Property Manager</i>

Mr. Stroman opened the meeting by introducing the Board and Z&R. A quorum was not present [38 required]. A total of twenty-five (25) homes were represented, with twelve (12) homes in person. Mr. Patterson conducted roll call and certification of proxies at the door.

A motion was made to waive the reading of the previous year's meeting minutes and approve them as submitted, which carried unanimously.

Mr. Patterson presented an Insurance Information handout and discussed the Association insurance policies and owner policies (G/L, D&O, Fidelity, W/C, HO-6, Loss Assessment, Dwelling Coverage, personal contents, Loss of Use, etc.).

Mr. Stroman presented the **President's Report**.

He discussed numerous topics, including the success of this year's picnic, the Association website, FHA and VA home loan funding, trash service, parking permits, landscape challenges this past year, recent House Bill laws passed, historical water loss issues, and Holiday lighting. Mr. Stroman thanked the volunteers on the Landscaping Committee.

Mr. Patterson presented the **Financial Report**. A handout was reviewed showing the 2021 year-end status and the current financial status as of August 31, 2022, along with the year's Reserve projects. The 2023 Budget was reviewed with a question-and-answer period. The budget was approved as submitted.

Under **New Business**, there is one (1) term expiring this year. Mr. Stroman stated he was running for another term. The floor was opened for nominations. There were none. In the absence of a quorum, the Board appoints a new member. A motion was made to appoint Mr. Stroman, which carried 2-0.

Under **Announcements / Open Forum**, a question-and-answer period followed with the following topics being discussed (the Association's towing process and home maintenance to include replacing worn/damaged window screens). Members were reminded to remove all holiday decorations by January 15th each year, to inspect home appliances and equipment, and have the dryer vent cleaned every 2 years.

There being no further business, the meeting was adjourned at 7:30 p.m.

The organizational meeting was called to order to appoint the following Officer positions:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Jim Stroman	President	2025
Steve Mosher	Secretary	2023
Jon Felder	Treasurer	2024

There being no further business, the meeting was adjourned at 7:35 p.m.



Derek Patterson
Property Manager