



MINUTES

JANUARY 28, 2010

5PM – 6PM

MEETING CALLED BY	Rob Manelski
TYPE OF MEETING	Special Meeting of the Board of Directors
LOCATION	Piper's Home
NOTE TAKER	Piper Muoio
TIMEKEEPER	All
ATTENDEES	Rob Manelski, Piper Muoio

Agenda topics: Review amount of annual member assessments.

Address topics outlined in email to the Board from a member dated 1/25/2010

~ 60 MINUTES

TOPICS DISCUSSED

PIPER / ROB

DISCUSSION	Review amount of annual member assessments.
<p>Consideration was given to current funding levels and financial status provided to the members at the 11/30/09 Annual Meeting.</p> <p>It was noted in discussion that \$ 250 was assessed and collected last year as reflected in the handout at the 2009 annual meeting ("2009 actual" amount was \$27,250 or \$ 250 X 109 homes).</p> <p>The reduction of \$ 50 (\$ 200 annual assessment) for 2010 and the 2010 annual budget pursuant to that \$ 200 assessment was reviewed at the annual meeting and no objections were raised.</p>	
CONCLUSIONS	Pursuant to Section 3 of the Articles of Incorporation, the Board voted to set the annual assessment amount at \$200. Refunds will be given to those who paid the amount of \$ 250 in accordance with the notice mailed to all members on or about 1/08/10.
DISCUSSION	Several issues were raised in an e-mail to the Board from a member
<p>There was a question of proper notice for the annual meeting.</p> <p>It was stated in the e-mail to the Board that the annual meeting was not valid due to improper notification to the members.</p> <p>In the newsletter mailed to the Homeowners dated March 25, 2009 (attached and at http://www.woodriver-hoa.org/doc/Newsletter032509.pdf) it was proposed to the members that WoodRiver would go paperless and thus forward all notification/distribution of HOA related matters would be done via e-mail. E-mail addresses were specifically requested for this purpose and subsequently collected and put into a list kept by the HOA and the webmaster. The Board also determined who did not provide an e-mail address and developed (and still maintains) a list of those who are an exception to this electronic notification/distribution. Paper notification is also provided for those whose e-mail was "bounced" or returned undeliverable.</p> <p>Pursuant to Article III section 4 of the bylaws, notice was provided greater than 10 days but not more than 50 days in advance (on or about 11/1/09). Notices were sent via the e-mail notification list discussed above and paper notifications were sent to those who did not have an e-mail address on file or whose electronic notice was bounced.</p>	

Notwithstanding the above, the bylaws do not allow for electronic notification at this time.

Budget ratification was questioned in this letter and was addressed in the first item of discussion at the meeting (above).

There was a question as to whether there was a Quorum at the annual meeting. According to the roster collected at the meeting, a total of 27 Homeowners were in attendance representing a quorum. The sign in sheets are available upon request.

CONCLUSION	It is concluded that while the intent was to use electronic notice going forward changes to the bylaws are needed before this can take effect. Therefore, the annual meeting was not properly called. The budget was ratified and this will be reflected in the minutes of the annual meeting. A quorum was present.
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DISCUSSION OF OTHER MATTERS	Architecture Control committee membership
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Given the opinion received by legal counsel it was formally agreed and now formally documented that Piper and Rob will serve as the ACC. This aligns the HOA practices to that of the legal opinion which provided that any committee must have at least two members of the board. It was noted that the ACC has been copying the Board on all ACC correspondence.

CONCLUSION	The ACC membership is in compliance with the recommendation of legal Counsel and this change is now formally documented.
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ACTION	Rob to draft a reply to the e-mail from the member	1/31/10
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