

CUNNINGHAM ORCHARD ESTATES

ANNUAL MEMBER & BUDGET RATIFICATION MEETING MINUTES

November 11, 2023

Call to Order & Determination of Quorum

Board members present were Nancy Stevens, Katie Bowers and Monica Melton who volunteered to fill in. RaeAnne Hadley with Design HOA attended. The quorum was determined with 22 properties represented in person or by proxy. Nancy Stevens called the meeting to order at 10:03 am.

Approval of Prior Annual Meeting Minutes

The minutes of the October 29, 2022 Annual Meeting were distributed and reviewed prior to the meeting. Nancy motioned to approve the minutes as presented. Monica approved and all were in favor.

Financial Reports

The financial reports were not distributed and reviewed prior to the meeting. A member asked for the financial reports to be emailed for review and will be accepted later. RaeAnne Hadley agreed to email out the financials that were provided by the previous management company.

Old Business

There was no Old Business

New Business

- a) Discussion of where our HOA is Headed. RaeAnne Hadley with Design HOA introduced herself as the new, temporary HOA management company. She discussed the options of keeping the subdivision as an HOA or dissolving the HOA. She explained that dissolving the HOA would allow unsightly behavior in the neighborhood. RaeAnne answered questions from members. Members agreed that keeping the subdivision as an HOA would be beneficial for the peace of the neighborhood and to keep property values high.
- b) Board Nominations. Nancy asked for volunteers to serve on the ARB committee with Martin Heerschap. Gesa Bousman volunteered. Nancy explained that per the Bylaws, three volunteers were needed to serve on the Board of Directors. Nancy explained that Katie Bowers had volunteered to fill in one of the vacant positions, and Monica Melton had also volunteered during this term. Nancy asked for new volunteers to serve. John Maki volunteered to serve on the Board. Jan Allnutt also volunteered. Katie Bowers agreed to stay on the Board. With three volunteers to serve on the Board, the election was uncontested.

2024 Budget Ratification. Three budgets were presented to members for the 2024 fiscal year. The Board and RaeAnne Hadley answered questions regarding the current assessments and the proposed increased assessments. Don Bousman motioned to approve the assessment increase to \$200 per year. John Maki seconded. Members voted on the increase. With 4 opposed, the Budget was ratified with the \$200 per year assessment.

Neighborhood Watch. Mindy Brennan with Neighborhood Watch came and discussed the benefits of having the HOA signed up for the program. Stephanie answered questions from members and the Board. Members agreed to sign up for the program and signs will be put in place at the entry of the HOA.

Open Discussion/Member Questions

- a) Irrigation. Members asked questions regarding the irrigation that the developer is supposed to be putting in place. Katie explained that the City has a new contract in place with Larry that has specific time limits. She

discussed that Larry is considering selling the plat, and the requirements would transfer to the new developer, requiring them to fulfill the time limits. Members asked RaeAnne about the contractual obligations when they bought their lots. RaeAnne explained that Design HOA had just been hired to manage the HOA and it would take a bit of time to get caught up on the legal documents that have been filed with the City of Delta, but she would keep members informed on what she discovers.

- b) Amendment to the Bylaws to reduce quorum requirements. RaeAnne discussed the concern of the 60% requirement to meet quorum at meetings. She explained that the Board cannot conduct business without meeting quorum and 60% requirement was high. Members discussed a feasible percentage. Diana Griffin motioned to approve amending the Bylaws to reduce the quorum to 35%. Paul Hart seconded the motion, and all were in favor.

The 2024 Executive Board members are:

Name	Position
John Maki	President
Jan Allnutt	Vice President
Katie Bowers	Secretary/Treasurer
Nancy Stevens	Member at large
Monica Melton	Member at large

Adjourn

The meeting was adjourned at 11:50 am by Katie Bowers.

RESPECTFULLY SUBMITTED by RaeAnne Hadley, Design HOA.