



## GENERAL MEETING MINUTES - **DRAFT**

**December 9, 2019** - Mason PUD 3 – Auditorium, 2621 E Johns Prairie Rd, Shelton, WA 98584

**Call to Order:** Meeting called to order by Joe Schmit at 6:30 P.M.

**Roll Call:** The owners of Ten Lots were present which included Five Board Members constituting a quorum of the Association.

Board Members in Attendance:

- Joe Schmit – President
- Pam Stephens – Vice President
- Debbie Schuffenauer – Member at Large
- Mary Lofthus – Member at Large
- Wyndi Herrera – Member at Large

**Proof of Meeting:** Meeting Notice and Agenda was hand delivered to 46 members, mailed via USPS to 11 members, and emailed to 7 members for a total of 64 on November 24, 2019.

### **Action: Approval of Minutes**

Debbie Schuffenauer motioned to approve the minutes of the November 4, 2019, Board of Directors Meeting. Pam Stephens 2<sup>nd</sup> the motion, motion carried, all were in favor.

### **Management Report:**

Joe Schmit presented the President's report.

- a) 2019 in review: The objectives completed included collection of member dues and special assessments, purchase of insurance for the common properties and board of directors, clean-up of the back 6 acres of common property, plan and prepare to replace mailboxes, and the Board reviewed and revised the HOA By-Laws.
- b) 2020 Projects and Objectives: Install new mailboxes, continue to maintain and improve common properties, and maintain a reserve savings of \$1,500.
- c) In Darlene's absence Joe shared the Treasurer's 2019 Financial Review. There were no changes from the Treasurer's report given at the November 4, 2019 BOD meeting.

### **Action:**

#### **Vote to Ratify proposed 2020 Budget**

Debbie Schuffenauer motioned to approve the proposed 2020 Budget. Wyndi Herrera 2<sup>nd</sup> the motion, motion carried, all were in favor. There were no Nays.

#### **Vote to Adopt revised By-Laws**

Debbie Schuffenauer motioned to adopt the revised By-Laws. Wyndi Herrera 2<sup>nd</sup> the motion, motion carried, all were in favor. There were no Nays.  
The revised By-Laws go into effect immediately.

### **Open Forum:**

Members raised concerns of encroachment by some lots onto the common property.

**Adjourned at 7:02 P.M.**