

## **Country Place Home Owners Association (HOA) Annual Meeting Minutes of February 3, 2020**

The Annual Meeting of the Country Place HOA was held at the Southgate Baptist Church Family Life Center with 5 of 5 Board members present. Fourteen members of the community were also present along with 2 employees of Aria Real Estate Group. Mr Lennarson called the meeting to order.

Ms Coleman reported that printed Minutes from the previous Board meeting, held Nov 4, 2019, were available for those present. Ms Coleman read those minutes aloud and there was no discussion.

Because this was the Annual Meeting of the members and an election of Board Members was scheduled, Mr Lennarson counted the members to determine if there was a quorum. 19 members were present which did not represent the 1/10 of 440 members or 44 members which were required for a quorum. Because a quorum was not attained, the meeting was adjourned and it was reconvened 5 minutes later with the 19 members present constituting a quorum.

Ms Sanders presented the Financial Report with Aria's Balance Sheet and Profit & Loss Sheets for December 2019 (Attachments 1 & 2). There was a question concerning the cost of Liability insurance but it was pointed out that there was an insurance refund and there was a charge in December that had not cleared the bank.

Mr Lennarson presented the annual budget for 2020 (Atch 3). He noted a projected increase for income based on the income for 2019 and a projected expense for mulch for the playground.

Mr Lennarson presented the annual financial review (Tab 1). He stated that he believed the book-keeping by Aria is reliable and trustworthy because QuickBook expenses reconciled exactly with bank payments and QuickBook total income was less than bank deposits by only .15% of total deposits.

Mr Lennarson called for the election of Board members. Mr Rust was the sole candidate and he was elected to the Board. An organizational meeting of the Board only was scheduled for February 10, 2020 at which time the officers of the Board will be elected. Mr Lennarson said he would vacate the position of President and he thanked the Board for their support during his Presidency.

Ms Coleman called for input concerning wording to be used on the Park Rules sign. After some discussion, Mr Lennarson requested that she type up the proposed rules for approval by the Board.

Mr Lennarson called for input concerning appearances at the pond at SW 140<sup>th</sup> St and Pennsylvania Ave after removal of some trees. There was some discussion but no decisions made.

There were questions from the Community concerning a street light at Common Area B and Wagon Boss Road, neglected parked vehicles, a blocked storm drain flume at SW 136<sup>th</sup> Place,

No other business was discussed and the Quarterly Board meeting was adjourned.

Respectfully submitted,

  
Donna Coleman

Date: 2/3/2020