

Robeson Meadows Homeowners Association

Annual Meeting - January 17, 2023

Notes - (Provisional)

The meeting was called to order at 7:30 pm.in a virtual Zoom meeting.

Quorum

136 members constituting a quorum, it was noted that a quorum was not present. 128 members were present, either by their attendance or by their proxy. 16 members attended the virtual Zoom meeting. 117 proxy cards were received. Of these, 112 were counted and 5 were set aside because the member attended the meeting.

Matt outlined 2 options to proceed in the absence of a quorum.

First, to immediately recess the meeting without considering any business or taking any actions. The Adjourned Meeting would be held in recess pending a quorum and then be reconvened.

Second, the meeting could continue and conduct business with resolutions being provisionally adopted pending ratification by vote at a reconvened meeting at which a quorum was present. The receipt of a sufficient number of additional proxy cards to reach a quorum would allow the meeting to be reconvened at a later date to ratify any actions adopted.

Those in attendance opted to conduct business provisionally at the meeting.

The business to be conducted included election of board members and officers and adoption of the annual budget.

Board members serve a 1-year term. The proposed slate of board members and officers was read and provisionally adopted.

Finance

Matt presented the year-end financial report. Lou Simpson, our accountant of many years, retired at the end of 2022, and we have transitioned to a new accounting company as of January 1, 2023.

Due to careful management, 2022 expenditures remain within budget, and have not increased compared to the prior year, however we are experiencing the effects of higher inflation on most

budget items. We had a small net ordinary income for 2022. Net ordinary income is set aside by the board in reserve to meet emergency or other unplanned maintenance needs without requiring a special assessment.

The Annual Dues for 2023 will be \$200, the same as in 2022. Annual Dues were last increased twenty years ago in 2003. While no dues increase is planned for 2023, the Board anticipates the need for an increase for 2024. The board will provide information to members by mid-year 2023 regarding a proposed Annual Dues increase for 2024, to be voted on at the next Annual Meeting in January 2024. The proposed 2023 budget was presented and discussed and provisionally adopted.

Committee Reports

Executive

Brynnen reported on the retirement of our previous accountant and that the board has transitioned to a new accounting firm as of January 1, 2023.

Architectural

Brynnen reported that the committee received 3 requests for projects during 2023, fewer than in previous years.

Maintenance

Joe reported on behalf of Marcelo regarding the fish kill in the large lake which killed several hundred fish during the summer. Following consultations with our lake maintenance company and follow-up water testing, the most likely cause was a lack of oxygen caused by the extreme heat and lack of rain during the summer. Marcelo sought expert advice and investigated the pros and cons of various options including possible installation of mechanical aeration, but the committee is not recommending any action at the present time.

Maggie reported that we lost 4 trees during 2022. Our trees are now about 30 years old. The hot and dry summer last year reinforced the need for residents to water our trees when they are stressed by extreme weather conditions. A new tree was planted at our request by the Park District in honor of Tom Jordan on the island in the small lake this year. Costs for removal of dead trees ranges from \$500 to \$2000, so the committee has been selective in considering whether to replace trees that are lost. One factor is whether there is a commitment to watering the tree during the first year or two. Costs for maintenance of our common areas including mowing and handyman services are expected to go up.

Communications

Joe and Hannah reported that 2022 was an active year for community activities which included the Block Party, Garage Sale, Halloween Parade and Turkey Trot.

A priority for 2023 will be expanding our communications outreach to members using the website, blog, Facebook group, and compiling a comprehensive email list of all members.

Recess

A motion to recess the meeting pending the presence of a quorum was approved unanimously at 8:23 pm.

Annual Meeting Reconvened - April 10, 2023

On April 10, 2023 at 7:33 pm Brynnen called the Annual Meeting back into session in a virtual Zoom meeting. Since the previous session of the meeting held on January 17, 2023 was recessed, not adjourned, that meeting is now being called back into session. During the January 17th session of the meeting, a quorum was not present, and we provisionally passed two resolutions that now need to be confirmed with a quorum present.

A quorum is now present with 139 members present in person or by their proxy. *See details below.

The two resolutions were as follows:

Resolved that the slate of officers and members of the board named in the Annual Meeting notice be elected for 2023.

Resolved that the Association adopt the 2023 budget, identical to the 2022 budget.

Brynnen stated that both motions carried provisionally during the January 17th session.

Brynnen asked if there was any debate or discussion of these resolutions prior to a vote to confirm them. No questions or comments were raised.

Brynnen introduced a motion to move these resolutions from provisional status to actions of the Association.

The resolution was read as follows:

Resolved that the two provisional motions heretofore described be confirmed as full and valid actions of the Association.

All members voted “yes” and the motion passed unanimously.

Brynnen stated that the business of the meeting was now concluded.

Jeff Kirby asked the board for an update on issues the board is working on that members should be aware of.

Matt stated that the main issue under study by the board is the potential increase in the annual dues for 2024, which was discussed during the first session of the Annual Meeting on January 17th. The annual dues have not increased in 20 years and rising costs are making it necessary to consider an increase. The board will begin to communicate with members at mid-year to prepare for a vote at the next Annual Meeting in January 2024.

Fred Stavins commented that it is possible to record the Zoom meetings and this would allow members to stay informed about Association business. Brynnen stated that there were technical reasons for this meeting not being recorded and that the board would consider this suggestion for future meetings.

Brynnen introduced a motion for adjournment.

All members voted “Yes” and **the meeting was adjourned at 7:44 pm.**

*Attendance summary (April 10, 2023 session):

135 proxy cards received (including 7 from members in attendance at the April 10th session)

128 proxies counted (proxy cards from members who did not attend the April 10th session).

11 members present via Zoom at the April 10th session

139 total attendance at the April 10th session.