

# Robeson Meadows Homeowners Association

Annual Meeting - January 23, 2024, 7 PM

## Minutes

### Call To Order

The meeting was called to order at 7:03 p.m. in a virtual Zoom meeting.

### Presence of Quorum

A quorum of 164 members is present, with 34 members present in person and 130 members present via proxy.

### Approval of Minutes of 2023 Annual Meeting

**MOTION 1:** A motion was made by Matt Thomas to approve the minutes of the 2023 Annual Meeting, held on January 17, 2023 and reconvened on April 10, 2023.

The motion to approve the minutes PASSED unanimously.

### Election of Board Members

**MOTION 2:** A motion to approve the slate of candidates for the Board was made by Bruce Sherrick.

The motion to approve the slate of candidates PASSED unanimously.

### Committee Reports

As committee reports are relevant to the new business topics for this meeting, the Chair called for committee reports to be moved up and given before new business was discussed.

Treasurer: The Treasurer outlined the impact of inflation as well as a need to make significant repairs to the lake spillways and retaining walls on the decision to propose an increase in the “not-to-exceed” ceiling for the Annual Maintenance Assessment. The proposed repairs can be met from our reserve. The proposed increase in the assessment ceiling will allow us to rebuild the reserve fund.

Lakes: The Lakes Committee chair outlined the erosion of the area adjacent to the spillways, the deterioration of the walking path over the small lake spillway, and the failure of a section of retaining wall on the large lake adjacent to Valleybrook Drive.

Grounds: Grounds Committee members responded to questions relating to the planting of trees to replace lost trees, plantings on the street islands and common area mowing schedules.

## New Business

### Approval of 2024 Proposed Budget

**MOTION 3:** A motion was made by Jeff Kirby to adopt the 2024 Proposed Budget.  
The motion to adopt the 2024 Budget PASSED unanimously.

### Increase in the Annual Maintenance Assessment Ceiling

**MOTION 4:** A motion to increase the not-to-exceed ceiling of the Annual Maintenance Assessment was introduced by Matt Thomas as follows:  
During discussion an amendment was proposed, and the original motion was NOT VOTED UPON.

**Resolved that per Article VI Section 1 of the Robeson Meadows Homeowners' Association Bylaws the Robeson Meadows Homeowners' Association members change the assessment "not-to-exceed" amount to be \$300 for 2024 and automatically adjust said not-to-exceed amount annually in January beginning January 2025 based on the November Consumer Price Index (CPI) published by the US Department of Labor.**

**MOTION 5:** TO AMEND MOTION 4: Following discussion a motion was made by Timothy Hopper to amend the original motion by removing the automatic CPI adjustment provision.  
The motion to amend the original motion, PASSED by a vote of 160 Yes, 2 No, and 2 Abstain, as follows:

**Resolved that per Article VI Section 1 of the Robeson Meadows Homeowners' Association Bylaws the Robeson Meadows Homeowners' Association members change the assessment "not-to-exceed" amount to be \$300.**

**MOTION 6:** TO PAUSE THE MEETING: Several questions were raised asking if the procedure being used to increase the not-to-exceed ceiling follows the provisions of the Association's By-Laws. A motion to pause the meeting was made by Bruce Sherrick.  
The motion to pause the meeting FAILED by a vote of 8 Yes and 146 No, as follows:

**Pause the meeting to allow the Board to consult an attorney to review the procedure for increasing the not-to-exceed ceiling for the Annual Maintenance Assessment.**

**MOTION 7:** TO ADOPT THE AMENDED RESOLUTION: Following discussion, a motion was made by Bryan Bloom to adopt the amended resolution to increase the not-to-exceed ceiling for the Annual Maintenance Assessment. The amended resolution was called for a vote as follows:

**Resolved that per Article VI Section 1 of the Robeson Meadows Homeowners' Association Bylaws the Robeson Meadows Homeowners' Association members change the assessment "not-to-exceed" amount to be \$300.**

The motion to increase the ceiling PASSED by a vote of 152 Yes and 2 No.

**MOTION 8:** Following the passage of the amended resolution, a motion was offered to request that the board confirm that the procedures used during the meeting relating to the use of the proxy votes and the procedure to raise the ceiling were proper according to the By-Laws. The motion was stated by Brynne Owen, as follows:

**Resolved that the Board will contact the attorney to verify that the procedure was correct. If the procedure was correct, it will be considered as passed and if the procedure is not correct, then we will reconvene the meeting.**

The motion PASSED unanimously.

## Announcement of 2024 Annual Maintenance Assessment

Following passage of the resolution to increase the ceiling for the Annual Maintenance Assessment to "not-to-exceed" \$300, the Chair announced that the assessment for 2024 would be set at \$250. Statements will be sent to residents shortly.

## Adjournment

A motion for adjournment was made and passed unanimously. The meeting was adjourned at 9:28 pm.

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\*Attendance summary:

130 Members present by their proxy

34 Members present in person via Zoom

164 Total attendance