

**MINUTES OF PRESERVE HOA MEETING  
SUNDAY, JANUARY 25TH, 2009**

Moris Simson called the 2008 Preserve Homeowners Annual General Meeting (AGM) to order at 6:15pm at 4222 Hidden Canyon Cove. 16 homes were represented in person, two homes by written proxy and an additional eight homes were represented by e-proxy. A quorum was declared and the meeting was started. Present were Bialkowski, Boyd, Chalmers, Dalton, Luessenhop, Kozlowski, Little, Mezaraups, Ogle, Quinn, Simson, Stockton, Summersett, Wakeland, White and Yones. Proxies were counted for Barnett, Green, Greenberg, Gaston, Hurdlow, Koester, Kremer, Lopes, Sperling and Young.

Minutes from 2008 were motioned for approval by John Stockton, seconded by Joe Dalton.

**The following business was discussed:**

**Moris Simson** (President) gave a brief introduction and discussed the agenda for the meeting.

**Tina Stockton** (Substitute Vice President for Harvey Tack) led a discussion about landscaping repairs and other activities that took place during the year. A discussion of replacing certain plants that were sensitive with ones that were more drought-tolerant took place. A proposal for a provisional \$6,000 budget item to cover unspecified landscaping improvements in common areas was discussed. Carrie Little requested that lighting should be treated separately from landscaping in the budget. The PHOA members thanked Tina for the generous amount of time she has devoted to the neighborhood.

**Al Bialkowski** (Treasurer) presented the 2008 expenses and proposed budget for 2009. The budget that was presented included a line item for a \$1,500 reimbursement of dues for three officers. During the presentation it was noted that this was an error and the amount should have been \$2,000 to reimburse four officers (President, Vice President, Treasurer, and Secretary). Further discussion took place where the goal of maintaining a minimum cash reserve of \$6,000 during 2009 was discussed. Following this discussion, Al suggested that the homeowner dues remain unchanged at \$500 per home for 2009. The proposed 2009 budget was approved.

**Lauren Mezaraups** (ACC chair) reported that there were two ACC submissions last year, both of which involved improvements to homeowners' properties in ways that were either within their backyards or within the existing footprint of the house. Both submissions were approved.

**John Stockton** (Webmaster) gave an update about our website and said that usernames and passwords were added to address the issue of our information on the website being possible "spam targets." He stated that if anyone wants their information updated or removed from our website, to please notify him.

**New Business:**

**Moris Simson** led a discussion of making changes to the Preserve Homeowners Bylaws for 2010 and beyond which would have the following effects:

1. Board size and composition: The size and composition of the Board would be reduced to have only three officers which would be the President, VP of Operations and VP of Administration. The VP of Operations role would have an expanded responsibility to include Architectural and Webmaster functions previously done in separate committees. The VP of Administration would combine the previous roles of Secretary and Treasurer into one.

2. Rebate of officer dues: The officers will be entitled to receive a rebate for their annual dues at the end of their yearly service. If circumstances change (resignation, illness, move out of neighborhood), such reimbursement may be pro-rated or reapplied to others at the Board's discretion according to length

of service and other factors. Board members will pay their annual dues by the normal assessment due-date.

3. Term of appointment: Appointments would be for a two year term instead of the current one year term. Two consecutive terms will be discouraged. If a term is interrupted unexpectedly, the President will seek to appoint the most suitable alternative until the next AGM when the nomination, election and appointment processes will apply.

4. Nominating and Election processes: All homeowners will be given a reasonable opportunity before the AGM to indicate their interest to serve on the PHOA Board and be nominated as candidates. Then, depending on the number of formally nominated candidates for each of the three available positions, elections might be needed prior to proceeding with the confirmation vote for the final appointments.

5. Electronic Proxies: All homeowners are encouraged to attend the AGM in person and to vote on items requiring consent. If attendance in person is not possible, members can designate someone else to represent them at that meeting through a signed proxy. Proxies will now be accepted either in paper form or as an email (e-proxy).

Val Luessenhop agreed to re-draft the bylaws in a manner that is consistent with non-profit statutes and the stated intention of the neighborhood. John Stockton voiced a view that compensation of the Board should still be set by the homeowners at the AGM to remove any potential appearance of self-dealing by the Board.

Following this discussion a motion to approve the creation of new Bylaws including some, but not all recommendations, was made by Melodie Summersett and was seconded by Lee Boyd. Specifically approved was Item 1 - the Board size and composition, Item 2 - the Rebate of officer dues, Item 3 - the Term of appointment and Item - 5 the use of e-mail for a proxy. Item 4 - the Nominating and Election process was discussed, but not approved. The Bylaws will be amended and voted on by the Board of Directors during the next few weeks. An update will be provided via the website.

**New Officers were elected:** *Thanks so much*

President	<b>Moris Simson</b>
Vice President	<b>Tina Stockton</b>
Treasurer	<b>Al Bialkowski</b>
Secretary	<b>Val Luessenhop</b>
Webmaster	<b>John Stockton</b> (not a board position)
ACC Chair	<b>Lauren Mezaraups</b>
ACC Committee	Peg Meek
	Melodie Summersett
	Lisa Jessup
	Sherry Tack
	Joe Dalton

Lauren Mezaraups agreed to host the Holiday party at her home this year. (Thank you Mezaraups family!)

The meeting was adjourned at 7:15pm