

**Sugarwood Homeowners Association**  
**Minutes of 2017 Annual Meeting – Saturday, January 14<sup>th</sup>, 2017**  
Milestones Event Center – Kingston Pike

The annual meeting of the Sugarwood Homeowners Association (hereafter, “SHA”) was held on Saturday, January 14<sup>th</sup>, 2017 in accordance with the association’s Covenants and Bylaws:

- Agenda:** Welcome and Introduction  
Old Business: Treasurer’s Report and other Committee Reports  
New Business:
- 2017 Budget and membership fee;
  - 2017 Amendments and Restatements to By-Laws;
  - Election of Directors

**Welcome and Introduction**

The annual meeting of the Sugarwood HOA was called to order at 10:00 a.m. by Ron Williams, President. Forty-nine (49) members were in physical attendance; sixty-six (66) members had submitted properly-executed proxies. Rick Bullock asserted that a quorum was satisfied by a total of one hundred fifteen (115) members attending by presence or by proxy. Ron Williams opened the meeting.

Mr. Williams welcomed the attendees and introduced the nominating committee. There was a motion to approve the 2016 minutes; the motion was seconded. With no additions or corrections to the minutes, the motion passed with a verbal vote.

**Old Business: Treasurer’s Report and other Committee Reports**

- Presentation by Tim Phillips of the SHA’s financial condition.
- Various committee reports followed.
  - Ron Williams updated the neighborhood on Grounds and Maintenance issues.
  - Shane Pohlmann, Roxana Ceausu, and Heather LaCharite reported on social events, the newsletter, and Sugarwood’s presence on social media.
  - Roxana unveiled the improvements to the HOA website.
  - Paul Hester and Rick Bullock gave a brief report on the Sugarwood Pool and Recreation area facilities.

**New Business:** New Business constituted the latter part of the Annual Meeting.

1. The proposed 2017 budget and 2017 annual homeowner’s fee of \$300.00. Tim Phillips facilitated a presentation of the budget and invited questions and discussion on the budget. Ron Williams called for a vote; ballots were distributed.
2. Presentation of the Amended and Re-stated SHA By-Laws. Tim Phillips presented the changes and again invited discussion. There was clarification of the phrase “drugs” that excluded commonly-occurring ingredients in vending items (such as caffeine.) Ron Williams called for a vote, and ballots were distributed.
3. The election of Board of Director positions. The candidates on the ballot were Kim Robards, Shane Pohlmann, Brian Broadhurst, and Cindy Gibson. Additionally, Chet Carbaugh was nominated from the floor. Ron Williams made a motion for the floor to close for new nominations. Ballots were distributed.

**Open Discussion:** Ron Williams opened the floor for Open Discussion by members. Two households (Becky and Joe Little; Brian Broadhurst) addressed the issues of parking. On-street parking, parking of boats and other recreational vehicles, and parking on the grass were discussed. An appeal was made to all homeowners to be good neighbors and mindful of the appearance of the subdivision.

**Final order of business was the results of the votes:**

1. 2017 Budget / \$300.00 Homeowner's Fee (passed) - 106 yes, 0 no
2. 2017 Amendment and restatement of by-laws (passed) – 102 yes, 4 no
3. Election of Board Members:
  - a. Shane Pohlmann, Brian Broadhurst, and Chet Carbaugh were elected to the BOD for two-year terms.
  - b. Results of voting:
    - i. Shane Pohlmann 88
    - ii. Brian Broadhurst 89
    - iii. Chet Carbaugh 68
    - iv. Kim Robards 29
    - v. Cindy Gibson 18

Ron Williams adjourned the meeting at 12:00 p.m.