

Sugarwood Homeowners Association  
Minutes of Annual Meeting  
Held at St. Elizabeth Church, Tharp Hall  
January 12, 2013

The 2013 annual meeting of the Sugarwood Homeowners Association was held on January 12, 2013 in accordance with the association's bylaws.

Agenda

- Welcome and Introductions
- Approval of 2012 Annual Meeting Minutes
- Board Report
- Nominations of Board Candidates
- Election of Board Members
- Treasurer's Report
- Discussion of 2013 Budget and Approval
- Announcement of Results of Board of Directors Election
- Discussion of Smoking on the Pool Deck
- Installation of Multi-Purpose Concrete Recreation Slab
- Discussion of Board Action to be Taken to Collect Unpaid Dues
- New Business
- Adjournment

The annual meeting of the Sugarwood Homeowners Association was called to order at 10:00 A. M. by Martin Cumpston, President. Forty-one (41) homeowners attended the meeting in person and twenty-six (26) homeowners submitted properly documented proxies. With total of sixty-seven (67) homeowners attending in person or by proxy, a quorum was present and the meeting was opened.

The Board members were introduced.

Martin Cumpston, President  
Sue Conway, Treasurer  
David Freeman, Vice President  
Constantin Ceausu  
Paul Hester  
Ron Williams

Martin Cumpston introduced John Frasier as the meeting's Sergeant at Arms and Terry Freeman, Terri Passion, and Jane Cumpston as vote tabulators.

Martin Cumpston recognized several homeowners for their volunteer work supporting the neighborhood. The following were recognized at the meeting.

- Ron & TC Williams
- Bill & Terry Passon
- Helen Bethencourt
- Dave & Terry Freeman
- Jane Cumpston
- Sandy Ferrell
- Lou & Dot La Marche
- Ricky & Kim Bullock
- Clare Ansink
- Donna Gueung
- Jerry & Carla Blossom
- Rita Mason
- Mary Robinson
- Chet & Bobbi Carbaugh
- Jacqueline Gerwels
- Yolanda Ter Hark
- Jeannie Hester & kids
- Eileen Smith
- Kathleen Sinclair

The first order of business was to read the minutes of the meeting held in 2012. The minutes were read by Martin Cumpston and there were no additions or corrections. Karen Hart made a motion to approve the minutes and that motion was seconded by Chet Carbaugh. The motion passed on a voice vote.

The Nominating Committee's supported four candidates for a two year term on the Board of Directors. Candidate Bios were submitted to the membership in December.

Paul Hester  
Gerand Saffles  
Ramona Johnson  
David Muraskin

Nominations from the floor were opened. No candidates were nominated from the floor and nominations were closed.

Martin Cumpston called for a vote on the Board Candidates. Ballots were collected submitted to the tabulators.

Sue Conway, Treasurer, presented a report detailing the financial condition of the association, the 2012 actual results, the 2013 budget, and 2013 proposed membership fee. A copy of that report is made a part of these minutes. The annual membership fee was proposed to be \$290 per year, the same amount as past two years.

After discussion and questions, Valarie Thompson made a motion to approve the financial report and to pass the proposed membership fee. That motion was seconded by Ed Whiting.

With a motion made and seconded, Martin Cumpston called for a vote on the budget and proposed membership fee. The ballots were collected and submitted to the tabulators.

Martin introduced the question regarding smoking on the pool deck. Scott Gibson made a motion to make the recreational area's pool deck a non-smoking area. The motion was seconded by Ed Whiting.

A discussion of the motion included input from several members. After discussion, Valarie Thompson called the question. Ballots were collected and given to the tabulators.

Martin Cumpston reported the results of the election for Board of Directors.

- Paul Hester            64 votes
- Gerand Saffles       65 votes
- Ramona Johnson     63 votes
- David Muraskin      66 votes

Martin Cumpston reported the results of the election to approve the 2013 budget and proposed membership fee of \$290.00.

- The 2013 budget and proposed membership fee of \$290.00 passed 66 for and 1 against.

Ron Williams presented a detailed description of the proposed multi-purpose recreation pad for the recreation area. The presentation included details as to the construction and the activities the pad would support such as basketball, volley ball, horse shoes, shuffle board, and 4 square.

Scott Gibson made a motion to approve the \$16,000 budget for the multi-purpose recreation pad. That motion was seconded by Karen Hart.

After a discussion Valarie Thompson made a motion to amend the proposed \$16,000 budget to include a 10%-15% cost overrun if material costs increase. The motion to amend was seconded by Karen Hart. The motion to amend was passed on a voice vote.

The ballots on the amended motion were collected and submitted to the tabulators.

The board discussed the fact approximately 249 of 264 members had paid the 2012 membership fees in full. Approximately 15 residences did not pay their 2012 dues. The amended covenants authorize the Board to take actions to collect fees. The covenants permit liens to be filed on those homeowners that purchased a home after the effective date of the amended covenants. Additionally, the board may take legal and collection action on those members that signed the amended covenants.

Scott Gibson made a motion to have the Board take legal action including filing liens on those residents that have acquired homes after the effective date of the amended covenants and to take collection efforts on those that signed the covenants. The motion was seconded by David Brenner.

Ballots were collected and submitted to the tabulators.

Martin Cumpston closed the meeting to old business and opened the meeting to new business.

The Association's authority to enforce yard care was discussed with no action being proposed.

Martin Cumpston announced the results of balance of the ballot items;

- The motion to make the pool deck a non smoking area passed 66 for and 1 against.
- The motion to approve the recreational multi-purpose pad passed 55 for and 5 against.
- The motion to authorizing the Board to file liens if a resident that acquired a home after the effective date of the amended covenants and to take legal action if economically sound on residents that signed the amended covenants passed 54 for and 10 against.

No other business being before the meeting, Ed Whiting made a motion to adjourn the meeting. That motion was seconded by Dave Brenner. The motion carried on a voice vote.