

# 2021 Annual Meeting Minutes

## Anna Court HOA

### 5/30/2021

#### **In Attendance:**

- Brett Grosz
  - Gene Addink
  - Rick Bates
  - Ron Colerick – Lot Owner
  - Lyle Tolsma
  - Dan Hancock
  - Jackie Peterson
  - Cathy Boeher – Lot Owner
  - Shauna Sheets
  - David Sheets
  - David Kahler – Lot Owner (via telephone)
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#### **Call to Order**

- Brett Grosz called the meeting to order.

#### **Finance Committee Report** (see “Finance Committee 2021 Meeting FINAL.docx”)

##### 2020 Financial Review

- Brett reviewed the 2020 financials.

##### 2021 Expense Projections

- Brett reviewed the 2021 expense projections and assumptions used to calculate them.
- Lyle Tolsma mentioned that he may mow his own yard.
- It was discussed that the HOA will need to budget for insurance for the newly elected directors.
- Discovery of the requirements and cost for insurance are to be discussed by the newly elected directors.

##### 2020 Fee Shortage

- Brett reviewed the shortage from 2020. These bills were paid in the first part of 2021 when funds became available. As of 5/30/21 there are no past due bills.
- Rick commented that he believed it was HRD’s responsibility for the shortage due to the fee structure setup by HRD. He preferred to let the balance ride and see what happens this year.
- Gene commented that HRD requested to increase fees at the last annual meeting and that was not passed. Fees were increased by 10% per the allowable amount in the covenants.
- Some other discussion. No specific ToDos or resolutions were decided upon.

## Establishment of Capital Reserve

- Discussion about the reasoning for this reserve account was discussed.
- Rick mention that the 10% was a good place to start. It may be low when compared to a normal business reserve.

## Options Presented for 2021 HOA fees

- Discussion back and forth on each option presented.
- It was mutually decided that it was too early to decide on which method to choose, but the members would be able to do so within (2) weeks giving everyone enough time to dig into the options. This would be an item that the new elected directors would have to make a final decision on.
- It was decided that a motion should be made at this meeting to allow the HOA fees to be calculated in a different method than currently allowed in the Covenants.
- ***A motion was made by Lyle Tolsma to:***
  - Direct the Covenant Committee to modify the covenant language to support the revised billing methodology as presented in Options 1 and 2. See examples in the document titled "Finance Committee 2021 Meeting Final.docx."
- ***This motion was seconded by Jackie Peterson.***
- There was discussion both Shauna Sheets and Jackie asked clarifying questions as to what the motion was allowing. It was clarified this motion would give the Covenant Committee the direction to change to language in the covenants to allow for HOA Fees to be calculated as presented or in a similar way and not be bound to the billing only by dwelling type as the covenants currently state.
- Discussion ended.
- ***Brett Grosz called a vote.***
- ***The motion passed unanimously.***

## Construction Compliance Committee Report

### Construction Courtesy Standards (see "Anna Court Construction Standards.docx")

- Brett introduced the document.
- Rick explained the purpose.
- Some discussion about the enforceability of the standards
- It was decided that these were as written courtesy standards, and they would be given to contractors. It was agreed that although they may not be enforceable, but the existence of these courtesy standards and distribution of them would be better than not having them.
- ***Shauna Sheets made a motion to:***
  - Remove the verbiage in the first paragraph about landscaping and approve the remainder of the documents as presented.
- ***Rick Bates seconded the motion.***
- There was discussion around point #7 on the proposed document and the use of authorized contractors that could be misinterpreted.
- Lyle suggested to modify point #7 to remove the verbiage "authorized contractors," and replace it with "only contractors or subcontractors are permitted..."

- **Shauna motioned to:**
  - Approve the Courtesy Standards removing the verbiage in the first paragraph referencing landscaping and with Lyle's rewrite to point #7.
- **Rick Bates seconded.**
- There was no additional discussion.
- **Brett Grosz called a vote.**
- The motion passed unanimously.

#### Arch. Committee Proposed Control Points (see "Architectural Committee Proposed Control Points.docx")

- The control points were presented. It was explained this will help organize, standardize, and give the Arch committee the authority to ask for and review these items.
- It was also discussed that the Arch Committee should be giving the material and the decisions the Board of Directors for final approval and then given to the lot owner.
- **Shauna Sheets motioned to:**
  - Incorporate these control points as presented.
- **Lyle Tolsma seconded.**
- There was no additional discussion.
- **Brett Grosz called a vote.**
- The motion passed unanimously.

### Covenant Compliance Committee

- Shauna informed everyone that the Covenant Committee did not have anything to report at this time and that they will be meeting again soon to cover past items and new items that came from this meeting.

### Election of New Arch. Committee Member

Bret Meggs term expires 2021.

- Rick mentioned that Bret Meggs has done a great job on the committee and that he spoke with Bret and he would agree to another term.
- **Rick Bates motioned to:**
  - Elect Bret Meggs to another term with the Arch. Committee, expiring in 2024.
- **Jackie Peterson seconded.**
- Some discussion on the term length. It was clarified that Brett Grosz is on the Arch Committee until 2022, Nanci Bates until 2023, and Bret Meggs' term would end 2024.
- Discussion ended.
- **Brett Grosz called a vote.**
- Motion passed unanimously.

### Election of New Directors

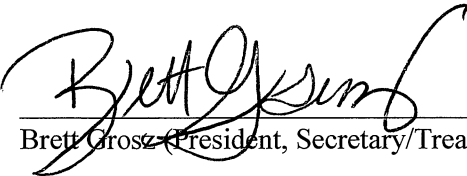
- Brett talked through the election ballot.
- Brett explained there were three openings for directors and that after these directors were selected they would determine in their director meeting, to follow this annual meeting, the terms each

director would serve, 1yr, 2yr or 3yr. They would also in that meeting determine who will be elected to the seats of President, Vice President, and Secretary/Treasurer.

- David Sheets who was on the election ballot withdrew his name.
- Ballots were collected.
- *Rick Bates, Lyle Tolsma, and Jackie Peterson were elected with votes totaling 7,7, and 6 respectively.*

## Adjourn

- *Lyle Tolsma motioned to:*
  - Adjourn the meeting.
- *Jackie Peterson seconded.*
- *Brett Grosz adjourned the meeting.*

  
Brett Grosz (President, Secretary/Treasurer)

5/4/2021  
Date