

AHA 2016 Annual Meeting Minutes

- 1, Meeting called to order at 6:01 by President John Foster
2. Quorum established. 32 proxies, seven BOD members present and 8 association members. 26 required for a quorum.
3. BOD members present: John Foster, Phoebe Nikolakakis, Margo Vasser, Robert Timm, Brian Benton, Garret Jones and Bill South. Absent: Matt Locey.
4. Motion by John Foster approve 2015 Annual Meeting and January 20 2015 Minutes. Seconded by Brian Benton, approved unanimously.
5. President's report presented by President of the BOD John Foster
6. Treasurer's report presented by Ed Kemp, AHA Bookkeeper. Matt Locey, Treasurer absent. There were a few questions from the AHA membership about how some numbers are arrived at for budgeting and how do we budget for future expenses. The questions were answered satisfactorily.
7. Call for new nominations for the open BOD member. None were presented.
- 8 . New Business:
 - A.. Open discussions on middle common area playground condition. No comments about improvements. Will explore further.
 - B. Additional security camera. Will explore adding a high resolution security camera by the pool for better facial recognition for pool violators and possible vandalism in the pool area. Estimated cost about \$1,000.00. Motion to approve Bill South and Seconded by Phoebe Nikolakakis. Approved unanimously.
 - C. Fence replacement of approximately 310 feet and debris removal around the clubhouse perimeter fence of the clubhouse for a distance of ten feet.. Two proposals of approximately \$99,000.00 and the other of approximately \$25,000.00. The higher price included the removal of several large trees. That will be held off. The higher bid was still higher than the acceptable bid without removing the large trees. Both included adding a French drain to remove water runoff behind the pool area. Motion by Brian Benton to approve the \$25,000 bid, seconded by Robert Timm. Approved unanimously Work to take approximately 10 days and will start ASAP.

D. Club View Gardens 3 survey reimbursement cost of approximately \$1,000.00. Ed Kemp is pursuing this.

E. BOD action on resolving poorly maintained homes. Discussion of past plans discussed. No firm action taken. Will discuss further at the next BOD meeting in January 2017.

F. Regularly scheduled BOD meetings. BOD Robert Timm requested monthly BOD meetings instead of the current plan of meetings by email and as needed. The BOD got away from monthly meetings due to poor attendance any new business. Discussion resulted in trying four meetings annually, including the annual meeting. Notification process by way of website and posting on the parking lot announcement board. BOD member Timm said he will look at an appropriate posting system for the parking lot board. Motion for having four meetings annually by Bill South, Seconded by Robert Timm. Approved unanimously.

G. By-Laws. There was a request to discuss compliance with the By Laws. Upon further review Robert Tim accepted the fact that the By-Laws were being followed and reminded everyone that the By-Laws were to be followed.

H. All future correspondence and resolutions will continue by email unless there is a need for a special meeting or if it can wait for the next scheduled meeting.

9. Special presentation for Diana King for 20 years of service to the AHA as the facilities manager. Diana is moving to the mainland. She has been a keystone to managing the association's party and facilities. We have two candidates who will split the duties going forward. One is the management of the parties and the other general maintenance. Details on compensation and verification of employment status to be worked out by our AHA member of bookkeeper Ed Kemp are presented to the BOD for approval.

No further business, meeting adjourned at 7:45 PM.

Interim Secretary Brian Benton