



Annual Membership Meeting Minutes January 27, 2022 - Via Zoom

Call to Order:

- David Zeemont, President, called the meeting to order at approximately 6:05 P.M. At this time there were 27 individual accounts logged in, all board members were present. Attendance was not taken as a quorum was established for voting requirements as explained below.

Quorum:

- The Secretary confirmed that the quorum requirement had been met and that the meeting could proceed. The quorum requirement for our association is 35% of the total number of owners (125) in good standing which is 44. There were 99 votes by proxy or by absentee ballot.

Approval of 2021 Annual membership meeting minutes:

- Minutes of the 2020 annual membership meeting minutes held on January 28, 2021, were accepted without objection.

Treasurer's Report:

- The 2021 expenditures, and account balance sheet for assets & liabilities were presented. The outlying issue discussed was the expenditure of \$25,251 for gate maintenance, exceeding the gate budget by \$16,251. This closed out the 2021 expenditures with a \$4556 deficit which was covered by the emergency fund. This initiated a discussion regarding the emergency fund, it was agreed that the \$40,510 remaining in the emergency fund was sufficient. Additionally, the 2022 budget as approved by the board at the January 2022 board meeting was presented to the members. Finally, the statutory 3-year financial compilation report of the 2019 and 2020 budget was presented to the members. The financial reports will be included as email attachments.

Election results:

- **The election committee reported the results of the voting as follows:**

There were two open board positions with selection based on the majority of votes. Results with 99 ballots counted were as follows:

- President: **Walter Gomez** received 50 votes, **Dave Zeemont** received 48, 1 no vote.
- Director-at-Large, **Al Shawala** received 70 votes, there were 5 write-in votes and 24 no votes

There was one proposed amendment to the CC&Rs on the ballot. CC&R amendments require 2/3 of the votes cast, 66 affirmative votes were required for passage.

- CC&R amendment removing the passage stating the design controls shall not be altered – **FAILED**. 42 Yes, 57 No.

There were three proposed amendments to the Bylaws on the ballot. Bylaw amendments require a majority of the votes cast; 50 affirmative votes were required for passage.

- Bylaw amendment #1 again dealt with design controls – **FAILED**. 47 Yes, 52 No.
- Bylaw amendment #2 added language stipulating no director shall act on behalf of the board or association without the knowledge and consent of the other directors. – **FAILED**. 45 Yes, 54 No.
- Bylaw amendment #3 limited any director representing the CRNA beyond current bylaws without membership approval – **FAILED**. 43 Yes, 56 No.

Committee Reports

- **Audit Committee: Gail Gomez, Chair reported.** A review was conducted on 8 January 2022 for the 2021 financial year. The committee reported that all documents examined were in proper order and balance. No exceptions were noted. Additionally, it was recommended that the Picacho Mtn debt of \$13,500 remain on the books as a marker for future dealings with Picacho Mtn; the cost of gate maintenance was highlighted as well as the continued effort to maintain the roads. Finally, it was recommended that the board collect all annual dues by March 31st as outlined in the bylaws.
- **Welcome: Gail Gomez, Chair reported.** The primary mission of the committee is to welcome new members. Additionally, there effort has been to provide an information portal regarding the CRNA. One effort this year was the establishment of the CRNA nextdoor.com app to encourage near real-time communication between members. It was reported that 82 CRNA households are members. Additionally, they are discussing the option of a spring neighborhood mixer / meet and greet. Details to be determined; inputs/feedback is encouraged.
- **Drainage and Erosion: Bob Crowley, Chair reported.** No significant rain and no problems noted.
- **Landscape: No report**
- **Gates: Mike Buchanan & Al Shawala reported.** An overview of the level of effort conducted to maintain the gates included the replacement of all gate motors, powder coating of the gates, painting of the gate structures, upgrade of the emergency access system, transitioning from the landline to a hotspot communication system and replacement of the failed kiosk system. As discussed in the treasurer's report this significantly exceeded the planned budget. Looking forward, the gate system is in outstanding condition. Other than budgeted monthly sustainability maintenance no significant costs are expected. The effort in the near term will be updating the member and contractor access codes.
- **Design Control: Lee Cunningham, Chair reported.** Four houses are in currently under construction with three lots remaining for complete buildout of the neighborhood. Monthly communication with the board is maintained, reporting on the status of any projects under their purview.

- **CC&Rs: Lynn Zeemont, member reported.** The committee reviewed all recommended changes to the CC&R and bylaws for congruence with the existing documents. Additionally, it was reported by the secretary that the board, in accordance with the bylaws, approved an administrative change to the CC&Rs dealing with parking. The administrative change consolidates multiple restrictions dealing with parking and included re-numbering of paragraphs. No changes to the language.
- **Roads: Dave Johnson, Chair reported.** All phases were crack-sealed, and phase 3 roads were recoated in 2021. Phase 1 is scheduled for 2024 and phase 2 in 2027.
- **Mailbox: No report. Note:** The community is in its infancy regarding discussion and effort to possibly move the mailboxes inside the gates. All member inputs are encouraged and will be forwarded to the committee. Additionally, there was a comment to bring up at the next board meeting, scheduled for 14 February, the option of removing the flags on Constitution Road.

Old Business: None

New Business: None

The meeting concluded with transfer of CRNA board president responsibilities and cordial words from both Dave Zeenont and Walter Gomez.

Meeting Adjournment: There was no further business. The Meeting was adjourned at 7:10 P.M.