

# **PRESTON SPRINGS HOMEOWNERS' ASSOCIATION**

## **ANNUAL MEETING MINUTES**

**AUGUST 14, 2007**

The meeting was called to order at 7:10 pm by Greg Leisey. He asked for the Proof of Notice from Beverly Coghlan at NMI. Greg then stated that there were enough present for a quorum, and the minutes would not be read or accepted as they had not made copies for the homeowners to review. At that point, Greg turned the meeting over to Mark Johnson and left the room. Bob Blend, an attorney used by the board, was introduced and the group was told that he was hired by the board to be at the meeting.

Andrew Cuca was called on and asked for the present board's resignation as stated in a letter sent to homeowners on July 30<sup>th</sup>. He was told he couldn't do that, but in fact, it was within Robert's Rules of Order to do so. He was asked to wait until later for voting.

Beverly Coghlan, owner of NMI management company, took the floor to explain her position. She stated that she was only hired to keep the financials of the corporation. It was then asked if we were actually incorporated. Ted Wesley stated that as of 5 pm that afternoon, there was no proof of our incorporation on the state's website. Ted asked Beverly to produce those documents, but she said she didn't have them there. She offered to send them via email the next day. Beverly, Bob Blend, and the board members present all stated to the homeowners that the association had been reincorporated four months ago. Beverly then stated that financials could be obtained by any homeowner at his or her own expense. Many homeowners stated they didn't see why they had to pay for that information. She stated that a homeowner had to make a written request to the board and then the board decided whether to give the information out, and Beverly followed their order. She stated that David Duvall, an outside CPA hired by the board had done the necessary paper work to get the association incorporated again.

Bob Blend spoke and answered questions from the homeowners. When asked why we sue to get dues instead of putting liens on home, Mr. Blend stated that it is the board's responsibility to sue for lack of dues payments as stated in the DCCRs. He also stated that there is a current lawsuit being pursued due to a covenant violation. Mr. Blend was asked if new board members or homeowners would be liable for what the previous board did, and can the association have D&O insurance if they are not incorporated. Mr. Blend stated he was only hired on an hourly basis and would have to look at policy to answer that.

There was then a call made by Mark Johnson for nominees for a new board. The nominees were Jerry Huffman, Ted Wesley, Jerry Williams, Brad Roth, Janice Gustafson, Randy King, Julie Maher, and Ellen Degen. Richard Biggers moved the nominations cease and the motion was seconded. All the nominees stated that they would only serve on the board if there was proof that the association is

**incorporated. If not, they would only serve as homeowners selected by the group to do what it takes to get our association reincorporated. Beverly stated that she would produce that information in the next day. Each nominee then stood up and spoke about why he or she would like to serve on the board. Beverly Coughrin called for a vote, and the election then took place and the votes were counted. While the votes were counted, Bob Blend continued to answer questions from the group.**

**Mark Johnson announced the new board members. They are Jerry Huffman, Ted Wesley, Jerry Williams, Brad Roth, and Julie Maher. At this time, Ted Wesley took the floor and continued the meeting. The members of the previous board then left the room. Ted asked Martha Huffman to please take notes.**

**Richard Biggers then called for a point of order under new business. He wanted to discuss the proposed bylaw amendment concerning the reserve study. Ted stated his opinion was the reserve study was a good idea, but he didn't agree with the numbers the previous board was asking for. He spoke about the fact that a group of homeowners had done a considerable amount of work looking at the reserve and the numbers and that he didn't see a need to raise the dues as they did. Sharon Roth suggested that we table the vote on the bylaw amendment until the new board could study it and rewrite the amendment. The motion was made and seconded to table the amendment. The motion was passed.**

**Ted then asked for any other new business. Ted stated that the newly elected board would not select officers or directors until proof of incorporation was made. He asked for a motion that the homeowners give these five members the authority as needed to go to the state and get the necessary work done to incorporate and spend any and all necessary funds. Ellen Degen made the motion, it was seconded and passed. Ted then asked the homeowners present to write their names, addresses, and emails on a tablet so that the new board could begin to inform the members as to what they are doing. Each new board member said that they are going to be open to calls and emails and that the financials will be transparent. Beverly suggested we might send out new forms for a directory since the latest one has several mistakes in it.**

**One neighbor thanked the newly elected board members for taking the job. Julie Maher and Jerry Williams stated that they would like to get lists going of members who are willing to serve on committees for Christmas decorations, landscaping, social activities, etc. Ted Wesley gave out his phone number to the members and said he would answer any questions he could.**

**The meeting was adjourned at 9:25 pm.**

Respectfully submitted,

Martha Huffman