

Meeting minutes for Parc Bethany AGM

Date: June 20, 2013; Time: 7 PM

We received 37 Proxies and so had a necessary quorum for proceedings.

Board members present: Shubha Joshi and Weston Nelson;

Treasurer, Bob Reinsch was present and provided copies of annual financial reports for the attendees. He also prepared and brought a sign-up sheet to the meeting to keep track of attendees, proxies etc.

Since our past president has moved out of the neighborhood and we have no current president and since the secretary, Dana Eller, was absent, Weston and Shubha assumed the role of president and secretary for the meeting. Weston is acting as an interim president till the current board members elect a new president.

Wes opened the meeting, after informing the attendees that we have a quorum and we need two volunteers for filling a board member's and secretary's slots passed over to Bob.

Bob went over the financials and informed that 99 homeowners dues were already collected a much better performance than the previous year. Other fees and penalties were discussed, such as, \$100 transfer fee when a house is sold, late fees enforced for dues and back flow testing program that the HOA is participating. Shubha urged homeowners to sign up and take advantage of this group discount (\$19 per household) and urged the attendees to sign up for electronic communication if they have not already done so. The budget was approved. Bob passed on to Marilyn Capello, the head of landscape committee for discussion on current and future landscape issues.

Marilyn described scope of landscape committee's duties and went over good landscape maintenance practices. Some issues like tree and hedge clearance on the sidewalk and pond maintenance were discussed. The next item was the issue of wall along NW 153rd Terrace. Marilyn went over the issues with this wall and the need of replacing it. A manor stone wall was proposed and after some discussion, the motion was approved for construction in the fall/winter of 2013 contingent to the budget of maximum \$16,000. It was decided that if the estimate is more than that, the issue would be presented to the homeowners' again for approval. After the discussion on landscaping, Wes took over for discussion of remaining items.

Wes described the scope of architecture committee and the need to get approval of any changes within its scope. One homeowner wanted neighbors to be informed of upcoming projects but it was decided that approved requests would be posted on our website and the architecture committee would suggest that the homeowner inform the neighbors as a courtesy. Some other items discussed: cars on the road – Contact County if not moved for 72 hours; Board's intention to slowly move towards electronic communication with homeowners was emphasized. Motion to discontinue the annual garage sale was proposed and passed. The appeal for volunteers for board member and secretary's position was made. Steve Roth volunteered to join the board. The secretary's position remains unfilled.

Dick Capello talked about our website, parcbethanyhoa.com, and described the process of registering. He emphasized that home owners can only see public information without registering but private information, including directory is only visible for registered users.