

## MINUTES OF ANNUAL MEETING - FEBRUARY 21, 2023

The annual meeting of the Rolling Greens Homeowners Association was held on Tuesday, February 21, 2023 at 7 p.m. in the North Auditorium. Present: Dorothy Portalla, Joanne Fieschel, Kathy Moore and Diane Thatcher.

The meeting was called to order at 7 p.m. opening with the Pledge of Allegiance. Sgt-at-Arms Harry Wiggins conducted a count of voting members and determined 95 voting members were present. The target for a quorum was revised to 93 based on a recently updated members list.

President Portalla presented a financial statement from Truist Bank.

Gail Morison, Election Chairman reported on the election conducted earlier in the day. The results of the election were:

Area Directors: Area 1: **Richard Nicol** 28 votes and Diane Thatcher 4 votes; Area 2: **Kathy Moore** 38 votes (unopposed); Area 3: **Alice Sames-Hobbs** 33 votes (unopposed); Area 4: **Teresa Fresquez** 32 votes, Linda Bakos 15 votes, Joanne Fieschel 9 votes.

At-Large Directors: **Judy Crites** 129 votes, Martha Laisne 35 votes, **Sandie Leach** 137 votes, Mike Loewenstein 73 votes, **Cynthia Marcello** 115 votes, **Mike Wehrle** 116 votes, **Dianne Wieckert** 136 votes.

The newly elected directors retired to the patio to elect officers and upon their return Charles Pennington administered the Oath of Office to the new directors.

President Sandie Leach received the gavel and conducted the remainder of the meeting. She introduced the officers of the HOA for 2023.

President - Sandie Leach (2 years)

1st Vice President - Mike Wehrle

2nd Vice President - Judy Crites (2 years)

Secretary - Dianne Wieckert (2 years)

Treasurer - Cindy Marcello

Sandie acknowledged a quorum had been met for the annual meeting and business could be conducted, beginning with approval of the amendments to the bylaws which had first and second readings in December and January. Motion by Charles Pennington, second by Claudia Lunn to approve the amendments to the bylaws as read. Motion carried unanimously by voice vote. Motion was entertained to increase membership dues from \$15 to \$25 with the additional \$10 going to the legal fund. Motion was made by Sue LaChausse, second by Mike Loewenstein. Motion carried unanimously by voice vote. Motion was requested to fire Daniel Perry after dismissing the lawsuit. A question was raised regarding the sanctions being considered by the court against the HOA. The issue was tabled until the next meeting. The request for insurance for the HOA was discussed. Charles Pennington obtained a quote for an umbrella policy which was over \$10,000. He is requesting quotes from other companies. The

need for liability insurance which also covers errors and omissions is tabled to the March meeting.

Further discussion ensued regarding dismissal of the lawsuit with a question raised regarding the sanctions the HOA might be faced with as a result of suing two attorneys. They are entitled to mandatory award of attorney fees which may exceed \$500,000. This can be apportioned by the Judge 100% to Perry, 50-50 between Perry and the HOA or 100% to the HOA. Dianne will get more information for the next meeting. Gary DeRose questioned whether the loss of the kitchen will still be an option for recovery. Joanne responded we lose the kitchen no matter what, but we should be entitled to rent reduction. We pay taxes on the building but Cove makes a profit on first the cafe and now the Bistro. She believes the kitchen issue is the only bargaining point for rent negotiations.

The question was raised about an audit. Charles Pennington and Sandie Leach are reviewing the financial information and will advise at the next meeting whether an audit is warranted. Sandie reported \$6,510 was donated to the legal fund collected on behalf of the residents who were sued. The legal fees totaled \$6,575.50. She left \$40 in the account and paid the \$105.50 difference personally. Attorney Plappert is paid in full and has been discharged.

Sandie is preparing a calendar for the 10 month year which resulted from the delayed annual meeting and will post it next meeting.

A new website for the HOA is ready to launch. She will meet with the new Communications Committee and implement the website as soon as a few final details are taken care of.

The board announced the following Committee Chairpeople:  
Rich Allen - Negotiating Committee; Charles Pennington - Bylaws; Gary DeRose - Welfare, Safety and Communications; Bob Senge - Park Sale; George Konnert - Finance Review; Sue LaChausse - Benevolent Committee. Nominating, Election and Entertainment committees will be decided at a later date.

Motion to adjourn by Bob Pennington, seconded and passed. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

APPROVED: 3/7/23

Dianne Wieckert, Secretary