

NOV. 7, 2023 HOA MEMBERS MEETING

Rolling Greens Homeowners Association members met on November 7, 2023 at 7:00 p.m. Directors present were Sandie Leach, President; Mike Wehrle, 1st Vice; Judy Crites, 2nd Vice, Dianne Wieckert, Secretary/Treasurer, and area directors Tim Masters Alice Sames-Hobbs and Kathi Moore.

The meeting was called to order by President Sandie Leach, opening with the Pledge of Allegiance and God Bless America. Sandie had no announcements except a reminder that she was retiring from the board next month. Mike Wehrle announced the Pancake Breakfasts would be put on hold until after the holidays. Judy Crites announced that membership dues for 2024 will be sold before the December meeting. Sandie regretfully announced that Martha Laisne will be unable to continue as Treasurer due to a sudden serious health problem.

Dianne Wieckert, Secretary had access to the association's bank account, so she prepared treasurer's reports for July, August, September and October. The reports were read briefly to reflect income, expenses paid and checking account balances. Motion and second to accept the treasurer's reports as presented. Motion carried by raising hands. Dianne then read the meeting minutes from September and October. September was changed to reflect nominees accepted for areas 1, 2 and 4. Motion and second to accept the September minutes as amended. Motion carried by raising hands. October minutes were changed to indicate November 7th as the last date to pay 2023 dues before the election. Motion and second to accept the minutes for October as amended. Motion carried by raising hands. Dianne presented a copy of the 2023-24 Residents Directory. The directory is being printed at the present time and will be available for distribution in about a week. The board decided an appropriate charge for the directory to recover costs of preparation and printing would be \$1 for HOA members and \$2 for non-members. The directories will be available from the area directors or other designated officers, including the new resident welcome representative, Sue LaChausse.

Rich Allen, Chairman of the Negotiating Committee reported that negotiations had occurred to challenge the 5% increase announced by management. The committee requested a reduction to 4% but the corporate office in Arizona countered with a final figure of 4.5% increase. This will be for 1 year only. There will no longer be a discount for using autopay for monthly rent payments. This is a verbal agreement at this time, pending receipt of the official agreement which will be scrutinized by the committee and submitted to the corporation's attorney for approval.

Claudia Lunn, Nominating Committee Chairman explained the procedure for determining officers on the board. The 3 nominees with the most votes are elected at-large directors. The board then retires to meet and decide among themselves which office each at-large director will fill. The nominees for at-large director are Mike Wehrle, Bob Senge, Rick Scott and Mike Loewenstein. Area director nominees are Tim Masters for area 1, Kathi Moore for area 2 and no nominee for area 4. Nominations were requested from the floor three times. There being no further nominations made, nominations for the annual meeting election of December 2023 were closed. Mike Loewenstein offered to place a short bio on the news screen in the community center if the nominees will submit the information to him. Mike Wehrle will also put the bio information of the candidates in the HOA newsletter.

Gail Morison, Election Committee Chairman issued a reminder that tonight is the last night to pay 2023 dues in order to vote. She needs volunteers for 11/9 to stuff the envelopes with ballots and on 12/5 to work a 3 hour shift during the election. See Esther Hartmann if you can volunteer to help. Gail explained the process whereby the two nominees for at-large director who receive the most votes will serve a 2-year term and the remaining nominee elected to the board will serve a 1 year term. Instructions for casting a ballot will be included with the ballots being mailed.

Charles Pennington, Chairman of the Bylaws Committee presented the changes the committee recommends. As required, the old bylaw was read and then the proposed bylaw was read. The proposed changes will be posted in the library for members to review and copy if they desire. Briefly, the only major change is the quorum required for voting at meetings. It was 20 then 30 and is now back to 20% of the membership to constitute a quorum.

The only new business brought from the floor was James Mincello's request to increase the limits on attendance at Cove's social functions. This will be presented at the board's meeting with management next Monday.

Motion and second to adjourn. Passed unanimously. Meeting adjourned at 8:15 p.m.

Respectfully submitted:

APPROVED:

Dianne Wieckert, Secretary