ANNUAL MEETING MINUTES

MIDLAND POINT HOMEOWNERS ASSOCIATION

SEPTEMBER 16, 2024, AT 5 PM BY ZOOM

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1. **Call to Order** the meeting was called to order at 5:05 p.m. by Bob Johnson.
2. **Verification of a Quorum** a quorum was verified with at least 10% of the membership present either in person or by proxy. Also present was Haley Markward and Bob Johnson of Integrated Mountain Management. Due to quorum of the membership being established, the two meetings were combined.
3. **Approval of Prior Member Meeting Minutes** Kara Gallagher moved, seconded by Cliff Deveny, to approve the prior annual meeting minutes, motion carried unanimously.
4. **Financial Review** Bob Johnson presented financial statements as of 7/31/2023 and reported a balance of $14,527 in Operating, $68,013 in the Reserve accounts, including the 2 CD accounts. Aged Receivables are down to $1,500 as of today. Expenses are over due to pond dredge and landscaping to common areas.
    - **2025 Budget Review and Ratification** Bob Johnson review the budget. IMM to transfer $6,300 to reserves. Budget ratified by a lack of veto.
5. **Discussion and Action Items**
    a. **Recap 2024 Projects**
        - Pond dredging, landscape cutbacks for fire mitigation
    b. **2025 Projects**
        - Road crack seal and consider improvements to common areas including irrigation.
6. **Additional Business** Bob informed the members of a recent change to state law requiring an update to the Association's Collection Policy.
    - The members would like to see the Board introduce a plan for road maintenance.
    - A member suggested there be an annual in-person meet and greet event.
7. **Board Member Elections (2 positions, 2-year terms)** The two Board members did not want to rerun for their positions. An email will be sent to the community informing everyone of the open Board positions. Members should submit their letters of interest to IMM.
8. **Adjourn** at 6:45 pm.

Executed by Integrated Mountain Management on behalf of the Midland Point Board of Directors.