

MIDLAND POINT HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

Integrated Mountain Management
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ANNUAL MEETING MINUTES (Approved 12/2/2021)

Tuesday, December 8, 2020 at 6:00 PM
Via Zoom Conferencing

1. Call to Order

The meeting was called to order at 6:03 p.m. by Sam Engen, IMM. Also present from IMM was Bob Johnson.

2. Verification of Quorum

A quorum was established, homeowners present were:

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|-------------------------------|--------------------------------------|
| 1. Dale/Jo Anne Ahrens | 10. David Lewis/Mona Newton |
| 2. Seth Annabel | 11. Stephen Myles |
| 3. Darla/Jared Callaway | 12. Rory/Judith Rehbeck |
| 4. Nicole Cavarra | 13. Kenneth Rosenberg/Kara Gallagher |
| 5. Garth/Debra Delk | 14. Aaron/Ashley Smith |
| 6. Heather/James Dresser | 15. Curtis Warnecke (proxy) |
| 7. Heath/Sandra Dunn | 16. Dianne White (proxy) |
| 8. Wendy/Scott Gaylord | |
| 9. Jacqueline Hamilton Amthor | |

3. Approval of 2019 Annual Meeting Minutes

Heather made a motion to approve the 2019 annual meeting minutes. Rory seconded the motion, and all were in favor.

4. Financial Review

- a. **Review of 2020 Financial Performance:** Sam reviewed financials, reporting as of 10/31/2020 there was \$4,745.29 in Operating and \$111,085.62 in combined Reserves.

b. **2021 Budget Ratification**

The 2021 Approved Budget was presented to the membership. The budget reflects no change in assessments and \$8,086.96 expected to go into reserves by the end of 2021. Per the governing documents, unless at the

meeting a majority of unit owners reject the budget, the budget is ratified.
The Budget was ratified with lack of veto.

5. Project Discussion

- a. **Entrance Sign Lighting:** lighting on the new entrance sign has been installed.
- b. **New Trees Planted:** a new maple tree and a spruce tree was planted at the entrance.
- c. **Pond Dredging:** pond dredging needs to be completed in April and will need to be budgeted for again in 2-3 years.
- d. **Irrigation Zones:** New irrigation zones were added to the new sign landscaping and near the pond.
- e. **Pumphouse Repairs:** much of the wood in the pumphouse was rotting and has been replaced and corrugated metal was added for additional protection against water damage.

6. Additional Business

The topic of adding some sort of package deposit near the mailboxes was discussed. Piles of dirt from pond dredging has been collected over the years and the goal is to build a berm on the backside of Iron Horse by the bike trail to add privacy.

7. Board Elections (2 position, each for a 2-year term)

Rory Rehbeck and Kara Gallagher's terms were up for election. With no interested members, Rory and Kara agreed to serve for another term, ending in 2022. Aaron Smith is also on the Board and his term is up in 2021.

8. Adjourn

The meeting was adjourned at 6:38 p.m.