

MIDLAND POINT HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

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ANNUAL MEETING MINUTES (Approved 11/15/2022)

Thursday, December 2, 2021 at 6:00 PM
Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:02 p.m.

II. Verify Quorum

A quorum was verified, homeowners in attendance were as follows:

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|-------------------------------|---------------------------------|
| 1. Curtis Warnecke | 6. Roderick/Denise O'Connor |
| 2. Wendy/Scott Gaylord | 7. Ken Rosenberg/Kara Gallagher |
| 3. Brenden/Amanda Petersen | 8. Dianne White (proxy) |
| 4. Darla/Jared Callaway | 9. Ashley/Aaron Smith |
| 5. Jacqueline Hamilton Amthor | |

III. Approval of 2020 Annual Meeting Minutes

Kara motioned to approve the 2020 Annual Meeting minutes. Rodrick seconded, and all were in favor.

IV. Financial Review

a. Review of 2021 Financial Performance

Sam reviewed financials, reporting as of 10/31/2021 there was \$6,082 in Operating and \$83,127 in combined Reserves. Reserves are down due to capital expenditures this year. \$15,000 was spent on rebuilding the irrigation pump and another \$12,400 was spent on road maintenance and crack sealing with hot tar.

a. 2022 Budget Ratification

The 2022 Approved Budget was presented to the membership. The budget reflects no change in assessments and \$7,369 expected to go into reserves by the end of 2022. 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.

V. Project Discussion

a. 2021 Project Recap – Road work and pump replacement:

- Extensive crack fill work was completed in April on the roadways throughout the subdivision and should last 5+ years before needing it again.
- We had to send the pump out for repairs in March and it was reinstalled this spring by Samuelson Pump.

b. 2022 Project Discussion:

- The consensus from the members present was that a mail package shed was not needed.
- Aaron and IMM reported that there is a possible leak in the irrigation drain under the driveway of 40 Southard Station. Further investigation and repairs are planned to take place this spring prior to the ditch turning on.

VI. Additional Business

Curtis expressed concerns with the infestation of Russian olive trees in the wetlands area. The HOA will plan to coordinate a spring cleanup day to have volunteers help clean this up.

VII. Board Elections (1 position, 2-year term)

Aaron Smith's term was up for election. With no other interested members, Aaron was reelected to serve for another term, ending in 2023. Kara Gallagher and Rory Rehbeck are also on the Board and their terms expire in 2022.

VIII. Adjourn

The meeting was adjourned at 6:20 p.m.