

Edgewater Homeowners Association, Inc.

Annual Meeting Minutes

Monday, September 16th, 2024

Call to Order

The meeting was called to order by Mr. Warner Johnson, representing Duckworth Morris Real Estate.

Introduction

Mr. Johnson introduced Pam Baker as the property manager for the association. He provided a brief explanation of Duckworth Morris Real Estate and their role in managing the association.

Quorum

Mr. Johnson explained the need for a quorum (majority of members) to conduct official business. Pam Baker confirmed that 40 members were either present or represented by proxy, which constituted a quorum, allowing the meeting to proceed.

Motion to Reduce Quorum

A motion to reduce the quorum requirement to 25% was made by Wes Perry and seconded by Dee Denison. The association has 76 lots, which is 12 fewer than previously thought. The current budget is based on 64 lots.

Financial Review

Mr. Johnson reviewed how the association's funds are managed and went over the financial reports. Wes Perry asked if the budget was sufficient to cover expenses. Mr. Johnson confirmed it should be, as the developer will now be required to pay dues on their lots.

Property from Developer

Dan Williams raised a concern about whether the association should accept the property from the developer since there are unresolved issues: 1. The common areas are not clearly defined. 2. Maintenance of the walking trail needs to be addressed.

Board of Directors

Upon relinquishing control, the developer appointed Darla Perry, Brian Hurd, and Donna Terry to a temporary board of directors.

Mr. Johnson explained that the bylaws require no fewer than 3 and no more than 7 board members. He asked for input on the number of board members.

A motion was made and seconded to have a 7-member board with revolving terms. The terms were assigned as follows:

Three members for three year terms; three members for two year terms and one member for a one year term.

Election of New Board Members

A motion was made and seconded to retain the current board members.

Mr. Johnson asked for nominations from the floor for the remaining four board positions. The following individuals were nominated and elected:

Damon Gann, Anita Gilliland, Randy Haynie and Kathy Black

New Board Members and terms

Three-year terms: Darla Perry, Anita Gilliland, Damon Gann

Two-year terms:** Kathy Black, Randy Haynie, Donna Terry

One-year term: Brian Hurd

Common Areas & Security

A homeowner inquired about the subdivision's common areas. Mr. Johnson suggested checking the tax map to identify the common areas.

A homeowner raised a question about security and whether the subdivision could install a "Flock System" to improve safety.

Architectural Review Process

A homeowner asked about making changes to their property. Mr. Johnson explained that any alterations must be submitted to Pam Baker for architectural review. The board would review these submissions. Mr. Johnson noted that the board could either appoint an architectural review committee or have Evan Fitts review plans for a fee.

Adjournment

The meeting was adjourned.

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