

## Olde Ferry Estates Annual HOA meeting

Saturday July 5<sup>th</sup>, 208 North Robinson Drive, 10:00-11:00 am

HOA members attending, by last name: Atwell, Kerins, Eddy, Elder, McWhinney (Bruce), McWhinney (Paul), Hammer, Dixon, Winchell, McGann, O'Keeffe, Groch.

10 HOA members were represented in person and these 10 members represented 36 votes. In addition, there were 6 proxies from: Alberg, Walker, McWhinney, Dyer, Riepl, and Schulz.

OFE has 55 lots and 36 lot owners in person provided 66% of the total potential votes.

36 lot owners plus the 6 proxies (41) gave 75% of the total potential votes.

If the 3 lots with unpaid HOA dues are excluded (because non-payment of dues precludes their voting), then the actual votes represented in total was 41 out of 52, or 79% of the total potential votes.

Janet O'Keeffe opened the meeting after ascertaining that a quorum was present.

- Bob Atwell presented the Treasurer's Report and the proposed budget. The 2014-2-15 budget was approved by unanimous vote.
- Janet offered to investigate whether the HOA could obtain less expensive directors and officers liability insurance, potentially through an HOA trade group.
- Bryan McGann gave an update on the legal situation with the offshore lots. The BOD will present a formal memorandum for the HOA's consideration later this year, which will describe the options for HOA purchase of the unsold lots. Anyone wishing to purchase one of the lots privately should contact Bryan McGann.
- The proposed covenant change was discussed and it was decided that the HOA needed some guidelines on the process for considering requests to the BOD to approve fencing. Tom Eddy provided some good reasons why the HOA needs some additional guidelines. The HOA voted to delay the vote on the covenant amendment until this issue was addressed.
- Janet will propose a process for the BOD to obtain input from HOA members whose property is adjacent to the property on which an owner is requesting to install a fence. Because this process may be more appropriately addressed in the HOA Bylaws rather than the Covenants, Janet will review both documents and propose a process for Ott Alberg and Tom Eddy to review. When agreement has been reached, she will submit the proposed change to the BOD for its consideration before sending it and the proposed covenant change to the HOA for approval.
- The vote on the revised Covenant change regarding the type of fencing allowed, and the change in the Covenants or Bylaws regarding the process for the BOD to reach a decision, will take place later this year via mailed ballots (e-mail or post, as needed).
- The HOA elected the 5 candidates to serve on the BOD for another term. The vote was unanimous for all.