

OFE Annual Homeowners Association Meeting

July 6, 2013

Hosted by Bruce Whinney

Bob Atwell reviewed the minutes and Bryan McGann directed the meeting.

The minutes of the last meeting were approved.

Bob reviewed the budget that we previously emailed to each home owner. There are currently 4 and $\frac{1}{4}$ persons who have not paid their dues. Bob will follow up. **The budget was approved.**

Bill Winchell was newly elected to the BOD, and the following were re-elected:

Bob Atwell

Janet O’Keeffe

Bryan McGann

Mike Elder

The vote was unanimous with the exception of 1 abstention, including proxies.

By law changes

The proposed bylaw changes that were previously sent out by email were approved including the 8 proxies. The sections affected were Section 2 – Authorized Distributions (b) (i), Section 2 – Dissolution Plan (b) (i), Article VII, Section 2 (e) (e).

Fencing

The BOD withdrew the proposed changes to the bylaws after group discussion and will rewrite to include the suggestions.

It was suggested that we change the ARB process such that the ARB makes the initial approvals and the BOD makes the final approvals.

It was suggested that the BOD discuss covenant enforcement to insure that all homeowners adhere to the covenants.

Bryan shared the history of the off-shore lots that Sundial Homes purchased. They purchased 16 lots for a total of \$70,000. They will sell lots to individuals at cost, please contact Bryan. There was a consensus from the group (but no vote) that the HOA should

pay Sundial back for the remaining lots over time using a portion of the “rainy day funds”.

New Business

Covenant enforcement was discussed, including fencing, “eye sores”, lot clearing, and minimum square footage. The BOD agreed to review this topic and make suggestions as needed.

The group then voted to have the HOA join LGA (providing the fee is nominal, and we have board approval) to support the annual lake clean up as well as other programs where our neighborhood can help. Note – Bob contacted the LGA and they do not offer HOA memberships, rather individuals are urged to join.

Barbara Eddy volunteered to be a part of the committee that is responsible for our signs.

The Architectural Review Board members are:

Janet O’Keeffe

Glen Davis

Bob Atwell