Minutes of the OFE HOA Annual Meeting

What: 2015 Annual Meeting of the Olde Ferry Estates Home Owners Association

When: Saturday November 1, 2015, 10:00 to 11:00 AM

Where: The home of Dan and Mary Hughes, 273 N. Robinson

I.   **Approval of 2014 HOA Annual Meeting Minutes**

  The minutes of the 2014 meeting were voted on and approved

II. **Treasurer's report**

Bob Atwell presented the Treasurer's report and answered questions.

III. **Presentation of proposed budget and HOA vote on budget.**

The proposed budget was discussed, voted on, and approved.

IV. **Discussion of proposed covenant change to allow certain types of metal fences and vote on covenant change.**

Last year, HOA members suggested an amendment to the proposed change, which has been incorporated into the covenant change to be voted on at this meeting.

Because all HOA members did not attend the meeting in proxy or in person, the BOD voted to extend the voting period to obtain a completed ballot from all members by December 31, 2015 as 100 percent of HOA members must approve the change.

V.   **Discussion of HOA purchase of offshore lots and vote by HOA**.

The BOD President reviewed the contents of the memo regarding the lots that she sent to HOA members prior to the meeting and answered questions from HOA members seeking clarification about several issues, including whether the HOA would/should charge homeowners who need to use a septic reserve/repair lot. Those present agreed that the HOA should charge HOA members who use the lots, particularly as several HOA members have purchased or are planning to purchase one or more of the lots in order to have a dedicated septic reserve/repair lot. The funds obtained from such sales could be used for the HOA's reserves.

VI.   **Election of five board members**

All five incumbent board members were unanimously elected to serve another year.

VII.   **BOD Executive Session**

The BOD met with a homeowner to discuss a covenant violation. The homeowner agreed to take action to correct the violation. The BOD will determine if this action is sufficient to correct the violation.