

Emerald Forest Homeowners Association, Inc

Minutes of Trustee Election Special Meeting

April 19, 2017

- Existing Trustees, Ed Gallagher, James McMillen and Rod Zahner were all in attendance.
- Nominee Dave Harness was in attendance.
- Ballots and proxies were counted and recorded by the Trustees prior to start of the meeting. Forty-two Households voted. The quorum requirement of 36 for a valid election was met.

Chairman James McMillen called the meeting to order at 7:00 PM.

- Request was made that all attendees complete the sign-in sheet
- James Explained the election process:
 - Call for nominee forms were sent to all 143 homeowners in early March, 2017.
 - An appropriate response period was allowed as prescribed by the HOA Indentures.
 - Five nominees were received, three accepted their nomination and agreed to serve if elected.
 - Ballots and proxies were mailed to all homeowners first week of April.
 - 42 ballots / proxies were returned by mail or given to homeowners who planned to attend the meeting on April 19th.
- The election results were announced:
 - Ed Gallagher 39 votes
 - Dave Harness 42 votes
 - Rod Zahner 39 votes
 - Lou Lampley 1 vote Write-in
 - Dave Pudlowski 1 vote Write-in
- Election of new Trustees was confirmed
 - Ed Gallagher Three year term
 - Dave Harness Three year term
 - Rod Zahner Three year term
- Ed Gallagher gave a brief explanation of the roll of Trustees and limitations of authority.
- Dave Harness, an IT professional, expressed the desire of the Trustees to leverage the Association web site to provide more timely information and to better communicate with Residents.

- Ed Gallagher referred attendees to the financial reports provided which show a cash balance of \$38,476.92 at the end of March, 2017 as evidence of sound financial stewardship.

The floor was opened for discussion:

- Unattractive landscaping at the top of the high school path was mentioned. Mr. Zahner agreed to have the problem corrected
- A discussion ensued regarding on street parking. There are many issues to address in this regard. It was suggested that a committee be formed to identify the problems / issues and propose solutions. The Trustee board has taken this under advisement.

There being no further business, Mr. McMillen made a motion to adjourn and multiple seconds closed the meeting at approximately 8:00 PM.