

DEVON'S GLEN HOMEOWNERS' ASSOCIATION (DGHA)

ANNUAL ELECTION BOARD MEETING MINUTES

March 8, 2017

Attendees:

Board Members in Attendance:

Ken Clawson, Secretary (Acting President)

Maria Badure, Member (Acting Treasurer)

Architecture Review and Landscape Committee (AR&LC) Members in Attendance:

Brian Lammers, ARC Chairman

Other in Attendance:

Branden Badure, 1265 Foxridge Place

Bob Paden, 739 Ashbury Ave

John Lynch, 745 Ashbury Ave

Rebecca & Benny Soto, 1225 Foxridge Place

George & Ginette Toskey, 1253 Foxridge Place

Nachawin Clawson, 1260 Foxridge Place

Vic Guerrero, 720 Ashbury Ave

Roberto Bilotti, 1256 Foxridge Place

Alice Llaneras, 636 Ashbury Ave

Hue Phan, 1233 Foxridge Place

Beverly Hamilton, 1272 Foxridge Place

1. **Call to Order:** It was determined that a quorum was present and Ken Clawson, acting Board President, called the meeting to order at 7:03 p.m. The above Board Members were present.
2. **Agenda:** The proposed agenda was passed out as follows:
 - 2.1. Call to Order and Introductions
 - 2.2. Agenda Approval
 - 2.3. Approval of Minutes from Meeting on February 7, 2017
 - 2.4. Treasurer's Report/Finance
 - 2.4.1. Collection of past due owners' assessments
 - 2.5. Election of 2017 Board members to the Devon's Glen HOA
 - 2.6. Architectural Review and Landscape Committee (AR&LC) Report
 - 2.6.1. Owners' requests considered
 - 2.6.2. Lake assessment and lake maintenance
 - 2.6.3. Other AR&LC Issues
 - 2.7. Standing Items
 - 2.7.1. Website (unofficial Facebook page)
 - 2.7.2. Confirm list of owners and renters
 - 2.7.3. Changes to Covenants (on hold)
 - 2.7.4. New residents welcoming committee
 - 2.8. Old Business
 - 2.9. New Business
 - 2.10. Open Forum
 - 2.11. Adjourn (approved agenda by Ken Clawson and seconded by Maria Badure)

3. Approval of Minutes from Meeting of February 7, 2017 and November 11, 2016: The nomination of new board member minutes had been previously distributed to members for approval via email. The completed minutes were signed by Ken Clawson since Christina Light was out of the country and Jordan Stark, Vice President had resigned from her responsibilities. The motion was seconded by Maria Badure, and all approved.

4. Treasurer's Report/Finance:

- 4.1. Maria Badure could not report the current bank balance at the end of February since she had not received the information from the property management company.
- 4.2. Maria Badure stated that there was two homeowners with a balance, she has made the attempt to contact one homeowner in Kansas and make contact with the other homeowner to address the issue.
- 4.3. The Treasurer's report was approved by Ken Clawson and seconded by Maria Badure.

5. Election of Devon's Glen HOA Board Members:

- 5.1. Personnel were identified as have volunteered to be a board member for the Devon's Glen Home Owner's Association were; Ken Clawson, Branden Badure, Maria Badure, Brian Lammers, John Lynch, Vic Guerrero, Bob Paden and Benny Soto as ARC Chairman.
- 5.2. There were a total of eight persons who volunteered and the covenants states that the number of voting members must be 5 or 7. Since Maria and Branden Badure have volunteered to be on the board together, their household is only allowed one vote, which leaves seven voting members on the board.
- 5.3. The question was asked, how many households had to be present from the community to make a vote of the annual election official. The Covenants states that 1/10 of the households must be present. It was determined that there were a total of ten households present (1/10) to make the vote official.
- 5.3. Vic Guerrero advised he had a proxy vote from a resident who could not attend but wanted to cast a ballot for the election. John Sander, 708 Ashbury Ave proxy vote was recognized.
- 5.4. The ballots were passed out and votes were cast for the board members/"Directors". The vote concluded and the results identified the following as elected board members.
President: John Lynch
Vice President: Branden Badure
Treasurer: Maria Badure
Secretary: Ken Clawson
Member: Brian Lammers
Member: Bob Paden
Member: Vic Guerrero
ARC Chairman (voting member): Benny Soto
The vote was confirmed by Ken Clawson and seconded by Maria Badure.

6. Architectural Review and Landscape Committee (AR&LC) Report:

- 5.1. Brian Lammers identified complaints regarding the palm trees in the neighborhood. Klip and Kut has been notified of the issues and they would be out in the next couple weeks to cut the branches and clean up the look of the trees along the roadway. The lights along the community sitting area are tripping and need to be reset on occasion. Brian Lammers advised that he has reset the lights. Brian also spoke about correcting the time on the sprinkler system to turn on at the correct timeframe.

- 5.2. Owners' requests considered.
 - 5.2.1. No new items were discussed
- 5.3. Lake assessment and lake maintenance.
- 5.4. Other AR&LC Issues: None noted.

6. Standing Items:

- 6.1. Confirmed list of owners and renters. The document was updated and added to the Devon's Glen website.
- 6.2. Cleaning up of pets has been covered in previous meetings. New signs should be procured to replace old/missing signs.

7. Old Business:

- 7.1. Common area near Jeff Newton's home and the concern with erosion with the retaining wall is still pending. Landscape depot has provided a list of prices for plants and fill dirt. Cost for fill dirt was estimated to be \$11,059.00.

8. New Business:

- 8.1. The U. S. flag at the front of the property was replaced due to wear and discoloration.

9. Open Forum:

- 10. **Adjourn:** Meeting adjourned at 7:55 pm. by Ken Clawson, seconded by Maria Badure. All members agreed.



John Lynch
HOA President