

# **Remington Oaks Homeowners Association, Inc.**

**(A Corporation Not-for-Profit)**

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## **2012 Annual Meeting Minutes November 8, 2012 – Kathleen Baptist Church Hall**

A quorum was met with 31 members present and 11 proxies for a total of 42 homeowners represented. The meeting was called to order at 7:04 p.m.

President Rita Willis introduced the 2012 Officers: Vice President, Michael McKillip; Secretary, Shirliann Lewandowski; Treasurer, Jeffery Baxter; Architectural Control Committee Chair, Russell Smither. Rita also introduced Susan Davis and Kim Cannon, ACC committee persons who were checking in members at the door.

### Secretary's Report:

The Secretary exhibited the notarized Proof of Notice Affidavit certifying the Annual Meeting notification mailed to members October 20, 2012. No additions or corrections were made to the 2011 minutes and they were accepted as submitted.

Rita explained the duties of the Board of Directors and of the Officers prior to the election of Officers.

### Election of Officers:

Rita presented the ballot for the election of two new Directors and requested nominations from the floor. Mike Dougherty and Dale Sellers volunteered for the three year terms and were asked to introduce themselves. Since there were no nominations from the floor the motion was made by Todd Cannon (Lot 35), and seconded by Mike Willis (Lot 67), that Mike Dougherty and Dale Sellers be accepted as Directors by vote of hands. The motion carried unanimously.

### President's Report:

Rita stated that 2012 was a better year for Remington Oaks. ROHA started the year with three vacant homes in the midst of short sale or foreclosure and now has only one, with a court hearing scheduled in December. Four other homes have sold fairly quickly, attributing that to our neighbourhood appearance of neat and quiet, we know this because our new neighbours tell us why Remington Oaks was their choice. Rita feels that this is mainly due to our homeowners taking care of their property and caring how our neighbourhood looks.

ROHA had three on-going court cases for non-compliance carried over from 2011, all have now been resolved, two winning the right to collect all or part of our expenses. Rita explained the procedures taken prior to a case going to court and recommended that homeowners take the time to respond when the first letter is received, to let the Board know that the letter has been received and that the homeowner will take action on the concern. From February through October over 100 letters and/or emails have been sent to our homeowners, we only received 21 responses. Notifications must be done in writing.

### Treasurer's Report:

Jeff Baxter presented the 2012 year-to-date report. ROHA has a total of \$22,283.96 in bank accounts.

Budget overview for 2012: Jeff noted the alleviation of need for records storage line item as ROHA now has documents stored on flash drives. The other change for 2012 was the addition of a meeting room expense line item to enable members to attend Board Meetings at the Providence Fire Station on North Hwy. 98. Under Professional Fees, which covers our legal expenses for non-compliance, the current expenditures are over \$6,000, some of which will be reimbursed by non-compliant homeowner payments. Of the 97 lots in Remington Oaks only 4 lots are in arrears for annual dues. Nine homeowners owe interest on late dues payment and/or fines.

A \$5.00 dues increase is being proposed for 2013 to cover additional meeting room expenses.

Conrad Lewandowski (lot 26) made a motion that we accept the Proposed Budget for 2013 as presented. Motion was seconded by Matt Millette (lot 1). Motion carried unanimously.

#### New Business:

There was a brief discussion about how reserve fund limits were established. The membership present at an earlier Annual Meeting voted to keep at least one year's worth of dues in reserve to cover the cost of replacing ROHA owned property.

#### Adjournment:

The meeting adjourned at 7:31 p.m. Mike Dougherty (lot 84) made the motion to adjourn. Mary Formy-Duval (lot 11) seconded the motion. Motion carried unanimously.

Respectfully submitted,

Shirliann Lewandowski, Secretary  
Remington Oaks Homeowner's Association, Inc.