

# DEE ANN LAKEFRONT ESTATES HOA

## Meeting minutes, Annual Member Meeting

February 28, 2019

Present for the February 28, 2019 meeting were: All Board members, officers, and a large number of owners.

1. The meeting was called to order at 7:00 p.m. pursuant to notice posted February 8, 2019 and mailed or hand-delivered to all owners on or about that date. Over 30 members were present in person at the meeting, in addition to 11 proxies. A quorum was declared and proof of notice of the annual meeting was waived by the membership.
2. The first order of business was to elect a chairperson to preside over the meeting. By consensus, Bob Hagness was asked and agreed to act as chairperson for the 2019 annual meeting of members.
3. The draft Agenda set forth in the bylaws was amended at the request of the Board of Directors to include (1) consideration of restated Bylaws, copies of which had been previously mailed and delivered to all owners with their notice of the annual meeting, and also to include (2) discussion of the issues related to a “55+” community.
4. There were no minutes from the 2018 Annual Member Meeting to read.
5. Financial reports were reviewed by Doris Berube. She reported all 2019 assessments are “in”, but that one member has outstanding late fees. Board member Hagness has contacted the member in question.
6. The membership heard a report on activities during the prior 12 months from Board President Rick Allgeier, who also reminded members of the costs associated with not shutting off the water when not occupying their property. Owners were also reminded that the HOA needs access to every unit during an emergency and for some routine pest control inspections. The members learned the pool area has been designated as a “no smoking” area and signs are being ordered to ensure compliance.
7. The membership was presented with a ballot listing five nominees as reported to the Board by the Nominating Committee. The nominees were Doris Berube, Bob Hagness, Marie Kruse, Dan Speakman, and Les Wabnitz. There being no additional nominations from the floor, an actual ballot was not deemed necessary, and the five nominees were elected by unanimous consent of the members present, to hold office until the next annual member meeting.
8. There was no unfinished business from the prior year’s annual meeting to consider, so the membership moved on to consider the new business, namely the restated bylaws and issues related to a “55+” community.
  - A. After full discussion, the membership voted to adopt the restated bylaws by unanimous consent, thereby “modernizing” the bylaws with the benefit of many years of working with the original bylaws.
  - B. The membership heard a presentation on the “55+” issue, learning the Board felt it may be necessary to consider some changes in order to preserve the character of the community as primarily owner-occupied by mature adults. The Board indicated it would not investigate the issue in detail nor incur expenses doing so unless the membership indicated that the issue merited further investigation and analysis.

With 3 dissenting votes, the majority of the membership present voted to authorize the Board to take such action as the Board deemed necessary to fully develop the concerns, benefits and detriments, of becoming a “55+” community.

The membership agreed that the goal of maintaining the character of the community was a worthwhile goal and deferred taking any action beyond authorizing the Board to present more information at the next member meeting in February, 2020, for membership consideration at that time. The Board was directed by the membership to report back to the members at the 2020 annual member meeting.

9. There followed a general discussion by members with various questions and concerns, none of which resulted in any motion or other action taken.
10. There being no other business, on motion duly made, seconded and unanimously approved by all members present, the 2019 Annual Members Meeting adjourned at approximately 8:30 p.m.

These Minutes have been approved by the  
Members on 2/29/2020.

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Judy Marsh, acting Secretary