

Lakeway Estates Property Owners Association

Annual General Meeting Minutes

10/24/2020

Meeting was called to order at 10:15am by Harrell Dotson.

Sign in sheet attached. 26 member in attendance

Harrell welcomed all members and introduced the current board members.

Billie Hathaway introduced new neighbors present.

Approval of Minutes

Minutes from 09/28/2019 Annual meeting were read by Jacqui Moses.

Motion to accept minutes as read: Richard Stewart. Second: David Moses.

Minutes approved.

Old Business

Reports:

Architectural Advisory Committee – David Moses

David presented the AAC Committee report. (attached) 6 requests for new construction. 4 requests for improvements or repairs.

Motion to accept report: Richard Stewart. Second: Beth Maisak. Report approved.

Website/News Committee – Jacqui Moses

Jacqui reported there had been no changes to the website.

Motion to accept: Beth Maisak. Second: David Moses. Approved.

New Neighbor Committee – Billie Hathaway

Billie gave report of new neighbors in the community. There are 9 new neighbors.

Motion to accept: Ron Young. Second: Beth Maisak. Approved.

Treasurer's Report

Report from 09/01/2019 to 09/30/2020 given by Glenda Rushing

Beginning Balance: \$4,808.29	Credits: \$10,012.24
Ending Balance: \$7,963.70	Debits: \$6,856.83

Motion to accept report as presented: Richard Stewart. Second: John Smith.

Treasurer's report was approved.

Governing Documents Committee – Harrell Dotson

Harrell gave report of the Governing Documents Committee. The documents that were presented were up to date with changes made from discussion at the 2 previous Town Hall Meetings.

New Business

Proposal to approve/adopt new Governing Document.

There was some discussion. Mark Hoesterey made a motion to amend "Part 3; Article IV; Section 1. (i)" to change the word "structure" to "storage or work building" regarding the height restriction. Second: Sean Self.

Harrell made a motion to approve the New Governing Document, as amended, by written vote. Second: David Moses.

33 votes for. 1 vote against. This vote included absentee and proxy votes. 2/3rds vote needed for approval. There are 75 members, 4 members are delinquent on dues, therefore ineligible to vote, leaving 71 eligible members. 2/3rds of 71 = 46.86 (47). 47 votes in the affirmative needed to pass. Motion does not pass.

Harrell made a motion to contact absent, eligible members to get their votes of approval in writing. Second: Sean Self. Motion approved.

Action Item: Board to contact absent members for their vote on this issue.

Assignment of Designated Agent.

The current designated agent is Shanna Murphy who is leaving Lakeway Estates. A designated agent is a person registered to receive legal notices on behalf of a corporation, preferably not a board member.

Gary Sestito was asked and accepted to be Lakeway Estates Designated Agent.

Action Item: File new Designated Agent forms.

Nominating Committee Report – David Moses

David presented four (4) different slates of officers for 2021, as attached.

Sean Self requested Slate B be disregarded and Richard Steward requested Slate D be disregarded.

Harrell asked for nominations from the floor, none were heard.

Members overwhelmingly, verbally chose Slate C.

Slate C was approved by acclamation.

2021 POA Board Members

President:	David Moses
1 st Vice President:	Shane Stearman
2 nd Vice President:	Richard Steward
Secretary:	Jacqui Moses
Treasurer:	Glenda Rushing
3-year Director:	Sean Self
2-year Director:	Beth Maisak
1-year Director:	Roland Napoles
Director at Large:	Harrell Dotson

Officers will serve during fiscal year 2021, which is January 1, 2021-December 30, 2021, as defined in the new by-laws once they have been approved.

Proposed Budget – Harrell Dotson

Harrell presented the proposed budget for fiscal year 2021, report attached.

There was some discussion to find Liability Insurance carrier and make a special assessment to the budget to cover policy once found. Some members passing along information for possible agents to contact. Special assessment would need to be brought to vote to be accepted.

Action Item: Board to contact agents to get quotes.

Beth Maisak made a motion to accept the budget as printed. Second: Sean Self. Budget Approved.

Proposed Annual Membership Dues – Harrell Dotson

Harrell presented the proposed Membership Dues Assessment, report attached.

David Moses made a motion to accept membership dues assessment to include the following wording:

” If Henderson County has frozen your tax rate due to disability or being 65 or older, your POA dues will be frozen at the last rate assessed. (2019 \$100 single lot or \$125 multiple lots) Allowance to grandfather in or adjust rates based on length of residency or other extenuation circumstances may be appealed to the Board. “

Second: Mark Hoesterey.

Roland Napoles made a motion to lower dues to \$75 single lot or \$85 multiple lots.

Second: Sherry Brown.

Discussion to clarify proposed changes presented by the board and David’s amendment.

Vote on Roland’s motion: Does not pass.

Vote on original motion: Approved.

Motion to Adjourn: Adam Knoebel. Second: John Smith

Meeting adjourned at 12:01pm

Minutes submitted by: Jacqui Moses

Approved by: _____

Date: _____