

The Townes at Kettle Creek Owners Association, Inc.

Annual Membership Meeting Minutes

October 23, 2018

The Townes at Kettle Creek Annual Membership Meeting was held at Academy Christian Church. The meeting was called to order by Rhonda Martin at 6:08 p.m. Present were:

Rhonda Martin	President
Lou Yoo	Secretary
David Kuiper	Treasurer
Chris Schade	Property Manager



A total of 12 homes were represented with 10 in person and 2 by proxy. Roll call was conducted at the door by Chris along with certification of any proxies that had not been submitted in advance of the meeting. A quorum was not present, so the proof of notice was provided by the members present. Those present elected to cancel the formal meeting

Board Report (presented by Lou): A number of landscaping improvements were done during the course of the summer. He also explained that contracts specific requirements were being developed and new bids would be sought. He also reviewed the financials and explained that there would be a \$10.00 increase in dues based on Reserve Study Analysis.

NEW BUSINESS: As there was not a quorum for an official election, and Rhonda and David's terms expiring, the Board needed to select two people to fill the positions. Rhonda was interested as well as Dana Deem and David Kuiper. An informal vote was taken, Dana and David received the majority of votes. The Board was appointed as follows with the following term expirations:

		<u>Term</u>
Lou Yoo	President	2019
David Kuiper	Secretary	2020
Dana Deem	Director at Large	2020

The meeting was adjourned at 7:30 p.m.

Chris Schade
Property Manager

Lou Yoo
Secretary