ANNUAL MEETING MINUTES

November 5, 2020

Meeting called to order at 6:03pm by President Keith Fabling

**Welcome Homeowners/Introductions of Board Members**

* 21 owners attended via ZOOM. No proxies were received from absent homeowners. Rebecca Arroyo represented JC Higgins.
* Reading of the November 6, 2019 Annual Meeting Minutes was waived. They have been posted on the website & available for review in draft form for a year. A motion from the floor was made to accept the minutes, seconded, and unanimously approved.

**Board Updates**

* Keith Fabling highlighted accomplishments from 2020, including the redesign of Manor- wood’s website, regular quarterly newsletters, pool upgrades, suspension of late fees & fines, expanded reserve deposits, and plans to finally correct the Shaw Rd site distance issue.

**2020 Financials**

* Rebecca Arroyo said a full year’s financial breakdown is available on request. As of October 30th, the Edward Jones reserve fund balance was $67,000.16. Because of a change in the liquid money market rate, these funds are being moved to a timed CD.

**Vote on 2021 Budget**

* Linda Dement, Treasurer, explained the proposed 2021 budget that was mailed to all homeowners. 16 homeowners approved, 1 disapproved, 0 abstained. The 2021 budget was passed.

**Current Issues**

* PSE has agreed to lower the green box to improve site distance on Shaw Rd. Two cluster mailboxes need to be replaced. The Clubhouse irrigation system requires modification for even watering. The wooden fence between the pool and courts is decomposing. The Clubhouse water heater is close to the end of its service life. The tennis court is too damaged to repair professionally, so painting it with textured Deckover like the pickleball court has been proposed.

**Committee Reports**

* ACC – Mark Thurber said the ACC Guidelines will be revised after the Bylaws and Covenants. He reminded owners that satellite dishes, solar panels, & sheds require approval.
* Activities – Linda Dement hopes to host pictures with Santa and a food drive on December 5th.
* Quarterly Newsletter – John Adamson, Editor, called for submissions by December 1st for the Winter Newsletter covering Jan/Feb/Mar.
* Welcome Wagon - Janet Fabling reported there were 13 home sales this year, 9 over the summer. Two were bought by developers for resale and they did wonderful work. Voter registration information reveals 10% of homeowners in Manorwood are 20-39 years old; 50% are 40-60; and 37% are over 60. The owners of 10 homes are not registered to vote at their current address.
* Bylaws & Covenant Revisions – John Adamson listed several proposed changes. Following Board approval, they will be sent to homeowners for review. Changes require 75% approval.

**Open Forum**

* Several homeowners agreed to contact the city about the fire hazard created by brush in Manorwood Park.

**Future Board Meeting Dates**

* Jan 7, Feb 11, Mar 11 (no meeting in December)

Adjournment – 7:40pm