

Merriman's Chase Homeowner's Association
Annual General Meeting
October 1, 2013
Meeting Minutes

Sarana Donaldson called the meeting to order at 6:35pm with an introduction of members of the HOA Board, herself and Mary Beth Jasinski, and the Cambridge representative, Joe Clotzman. Tony Chamberlain and Brad Veach have stepped down from their positions on the Board. Joe Clotzman gave statement of quorum: 18 in attendance; 7 proxies received. Quorum of was not reached.

The minutes from the previous meeting held on November 28, 2012 were available at the meeting in addition to the HOA website. Kenia Brooks motioned for approval and Brad Veach seconded. The treasurer's report of profit and loss for the period of January through August of 2013 was given and copies were distributed.

The current management company for the HOA was introduced and Joe Clotzman reported what duties have been accomplished during their contract period since February 1, 2013, including compliance with state regulations, addressing properties not in good standing with dues payment, managing street light maintenance and additions, etc. Joe Clotzman announced non-renewal of Cambridge's contract after January 31, 2014 and plans to negotiate early termination with the Board by December 31, 2013. The membership requested more detailed information about the reasons behind such action. A discussion of the current state of tension between Cambridge and individual members proceeded. Frida Marcoccio expressed her dissatisfaction with Cambridge and encouraged members to take HOA management duties on themselves, stating she would step up as President. A straw poll was taken to gauge the membership's desire to maintain a contract with a management company in general. Vote: 16 in favor, 2 opposed to maintaining a contract with a management company. Chris Lawson requested Cambridge reconsider their non-renewal and early termination. A history of the neighborhood and the HOA Board's accomplishments and difficulties, including covenants, amendments, and dues, was discussed.

Sarana Donaldson went over the year in review, including the transition of the Board with resignations of directors and hiring of Cambridge, straightening of trees and tree trimming along O'Keefe. Joe Clotzman reported on the progress with street lights, financing with Miller & Smith, and need for owner consent for installation. Planned locations include: 105

Homer, between 115 and 117 Homer, 104 Whistler, between 812 and 820 Merrimans, and 872 Merrimans.

Call for new Board Members became a discussion about having a management company again. Brad Veach motioned to table the measure and Chris Lawson seconded. A supplemental meeting of the membership will be called at a later time to address new Board Members.

Joe Clotzman discussed the annual budget. Quotes for tree trimming will be obtained. Upkeep of the sign area was discussed. In other business, Janelle Bargar offered to take charge of the HOA website and other social media. Hank Folk motioned to adjourn the meeting, Linda Stanearth seconded. The meeting was adjourned at 8:45pm.

In attendance

Sarana Donaldson, Board Member	116 O'Keefe Drive
Mary Beth Jasinski, Board Member	108 Homer Drive
Punky Golightly	100 O'Keefe Drive
Jeri & Jim Swogger	820 Merrimans Lane
Thomas Edwards	872 Merrimans Lane
Kenia Brooks	111 O'Keefe Drive
Sandra Tibbs	101 Whistler Court
Bill Wimsatt	878 Merrimans Lane
Hank Folk	107 O'Keefe Drive
Giddel Hubbard	106 O'Keefe Drive
Greg & Heather Van Dyke	112 Homer Drive
Janelle Bargar	100 Homer Drive
Frida Marcoccio	812 Merrimans Lane
Michele Longfellow	109 Homer Drive
Brad Veach	103 Whistler Court
Todd & Katie Partlow	101 Homer Drive
Kent & Linda Stanearth	866 Merrimans Lane
Christine Lawson	112 O'Keefe Drive
Joe Clotzman	Cambridge Mgt. Co.