

**SMWOA
Annual Meeting Minutes
July 18, 2015
Attending Board of Directors:
Tom Casale, Michael Crabtree, Rosie Casale, and Craig Schroder**

1. **President Tom Casale called the meeting to order at approximately 10:12 am.**
 - a. **The quorum was determined by members present and proxies held.**
 - b. **Michael Crabtree was appointed Parliamentarian.**
 - c. **President stated the rules would be governed by Robert's Rules. The rules were to be modified to allow 1 ½ minutes per person for discussion and 20 minutes per topic.**
2. **Approval of 2014 Annual Meeting Minutes.**
 - a. **A motion was made and seconded to approve the 2014 Minutes. The vote was unanimous to approve the 2014 Minutes.**
3. **President's Report**
 - a. **Tom Casale shared information regarding the role of the association in the distribution of water. He also summarized roadwork completed in 2015.**
4. **Secretary's Report. (see attached report)**
5. **Treasurer's Report. (see attached report)**
6. **During the Treasurer's Report there was discussion about putting records on the SMWOA website.**
 - a. **A motion was made and seconded to make the SMWOA records available online. This motion was approved by unanimous vote.**
7. **Approval of Treasurer's Report**
 - a. **A motion was made and seconded to approve the Treasurer's Report. This motion was approved by unanimous vote.**
8. **Old Business**
 - a. **Covenant Violations**
 - i. **Swanson's property (Lot #) has a new owner who is going to tear off the metal roof and replace it with shingles.**
 - ii. **There are currently three remaining metal roofs in violation of the covenants.**
 - b. **By Law #35**
 - i. **Last year a motion was made for the Board of Directors to define a member in good standing.**
 - ii. **According to the By Laws, a member in good standing is a member who is current, and therefore not delinquent, on Association dues.**
 - iii. **A motion was made to amend By Law #35**
 1. **By Law change, dealing with By Law 35, be changed to state that any lots in violation of the covenants, as determined by the Board of Directors, BOD will consult with attorney if necessary, will not be a member in good standing. This By Law change is to be voted on at next year's annual meeting.**
 2. **This motion passed by unanimous vote.**

- c. **Water Resolution Discussion.**
- d. **Roadwork completed in spring of 2015.**

9. New Business

- a. **A motion was made and seconded to approve the 2015-2016 Budget. The motion was approved by unanimous vote.**
- b. **A motion was made and seconded to permanently allow the Board of Directors to use the road fund money prior to the annual meeting approval of budget. The motion was approved by unanimous vote.**
- c. **A motion was made and seconded to vote on By Law #39 amendment next year. The motion was approved by unanimous vote.**
- d. **A motion was made and seconded that a By Law change be proposed to limit the number of proxies that an individual might hold to no more than 5 lots, in addition to their own lots. The motion passed by count to be put on ballot next year.**
- e. **A motion was made and seconded to reinstate friendly notification to people that have noxious weeds on their property and ways to remedy it. The motion was approved by unanimous vote.**
- f. **A motion was made and seconded for 2016 roadwork to be done on Falcon Lane and Nutcracker Lane. The motion was approved by unanimous vote.**
- g. **A motion was made and seconded for the Board of Directors to develop a multi-year road plan with input from the Association membership. The motion was approved by unanimous vote.**

10. Election of 2 Board of Directors positions

- a. **Nominees for the 2 open positions were: Tom Casale, Michael Thomas, Al Verbanac, and Kathleen Browne.**
- b. **Al Verbanac and Kathleen Browne were elected to the Board of Directors by ballot vote.**

11. The 2015 Annual Meeting closed at 1:20 pm.

**Secretary's Report
for 2015 SMWOA Annual Meeting**

Building permits submitted in 2014-2015, all were approved.

Tom & Kathleen Browne	Lot #107	650 sf Addition
Anne Hocker	Lot #13	Handicap Ramp
Melissa Skoyen	Lot #73	240 sf Shed
George McWilliams	Lot # 43	7x10 sf Shed 14' - 16' Water Tower
Charles Dombrowsky	Lot # 22	8x14 Greenhouse 20x38 Reroof of House 8x16 Shed
Carol Clarkson	Lot #101	12x32 Shed 480 sf Studio

Treasurer's Report

July 18, 2015

	<u>Regular OKG</u>	<u>ROAD FUND</u>
Beginning Balance 7/1/14	\$16635.29	\$151.00

Checks written 7/1/14 - 6/30/15 $\langle \$8457.11 \rangle$

Annual fee, website $\langle 104.89 \rangle$

Annual fee, safe deposit box $\langle 20.00 \rangle$

Bank fee, check reorder $\langle 113.75 \rangle$

Dues collected 7/1/14 - 6/30/15 \$13250. - \$13250.

Late fees, lien fees collected 7/14-6/15 221.50

Balance as of 6/30/15	21,411.04	
	\$21,260.04	\$13,401.00

Road work for this year done but Welles invoice not paid as of yet, ~~Road Boss estimate \$20,620.~~ \$19,673.00

Budget items over = Office supplies due to new checks
Record storage due to advance print.
to get lower monthly rate.

New budget item added for 2015-16 - web site fee 105.