

**Minutes of the Annual Meeting  
Of the Glen Oban Association  
Monday April 1<sup>st</sup>, 2019**

A. Roll Call and Proof of Quorum. GOA President Eric Dennis called the meeting to order at 7:30pm. The roll of residents was called and after taking attendance and tabulating completed proxy forms: 35 present, 19 proxies, for 54 total, greater than the minimum 41.5 required.

B. President's Report. Presented by Eric Dennis, GOA President:

The outcome of our last meeting has clearly shown the board the need to improve in two very important areas. The first being our adherence to Roberts Rules of Order as stated in our bylaws. We encourage everyone to be comfortable with the procedure and remember when and when not a speaker can be interrupted. In the future the board will include motions it plans to make in the agenda when possible.

The second, a more productive process for revising the Bylaws. The most challenging aspect of the process for the committee has been to establish the desired content for a draft presentable to the association. The draft distributed with the announcement of this meeting is current, however, changes have been made since the February 25 meeting. We have also determined that a "Red line" form of comparison is too difficult given numerous changes to the order of the articles. The board's solution is a three column presentation of the Existing Bylaws, Proposed ByLaws, and Commentary.

The agenda for this evening is essentially a continuation of the annual meeting:

Our first order of business this evening will be to adopt the 2019 budget. There are two new projects included in the proposed budget and one that is going to be withdrawn. They will be addressed individually during the treasurer's presentation.

- 1) Playground: Heather Dodd will lead the discussion of \$750 to treat mosquitoes at the playground
- 2) Security System: The \$5000 entry will be stricken
- 3) Abandon Boat Removal: Ben Hilliard will lead the discussion of \$4500 budgeted to remove the sailboat

Our second order of business is to address the motion from February as follows:

Hold a special association meeting within 60 days, to 1<sup>st</sup> approve the Budget and then discuss the Bylaws and possibly make a motion to vote on line items of the Bylaws as proposed

To satisfy this motion the chair will assign the floor to Andrew Ledford to present the proposed changes with commentary.

Please note that discussion will follow the presentation, article by article so please hold your questions or motions until then.

Questions: Matt Reed asked if questions will follow each line item or all questions until the end.  
President Dennis answered all questions will be answered in order after the presentation.

C. Treasurer's Report. Presented by Ben Hilliard, GOA Treasurer:

1. Report: The financial position of the community is strong. For the fifth year, annual dues were \$700 per lot. In the 5 years from 1/1/13 to 12/31/17, GOA had net income of \$75K. In 2018, \$65K was budgeted for improvements to the pool and marina. Community members invested a significant amount of time and personal effort into those projects and the actual costs combined to under \$40K. The balance remains available for future

capital expenditures (after appropriate approvals). Operating costs were roughly in line with budget resulting in net income of \$12,757 for the year. At the end of the year, total cash available (checking and brokerage accounts combined) was \$114K.

In recent years we have cleared out a number of issues (unpaid community dues, deferred maintenance on pool and marina) and maintain a strong cash position to account for unforeseen circumstances. Over the coming year, the Long-Range Planning Committee will be supplying projections for cash needs in the 5, 10, and 20 year time frames. The 2019 Budget is presented separately in line item form. New additions are mosquito spraying for the pool and playground areas (anticipated to be an annual expense in the future) and removal of an abandoned boat from the marina (a one-time cost).

- a. Heather Dodd then gave a presentation on the mosquito problem at the Playground and around the pool. She stated she had obtained 2 estimates for companies to provide the service, and explained the details of the service contract, including giving notice to residents before each spraying.  
Questions: Paul Schratz asked if this was in addition to the A.A. County Spraying program. Heather answered Yes, and Secretary Alexander confirmed he has requested participation in the County program again this year, and will forward along information once available.  
John Kennedy asked if this is an annual recurring contract or a one-time fee? Heather answered a one-time seasonal fee for now.
- a. Ben Hilliard next discussed that the Speed Camera will be stricken from this year's budget and that the Long Range Planning Committee will be looking into this idea further.  
Questions: None
- b. Ben Hilliard then discussed that an estimate has been obtained to remove the abandoned vessel from the community marina.  
Questions: John Kennedy asked if we can place a lien on the resident to recoup the costs of salvage. Ben Hilliard answered No.  
Ray Fanning asked if we would face any legal repercussions with seizure. Ben Hilliard answered No, we are following protocols outlined by DNR.  
Jason Werner asked if we have asked a lawyer what it would cost to recoup fees for salvage? Ben Hilliard answered an assumption of ~\$2,000.  
John Barry asked how long will it take to remove the boat? Ben Hilliard answered that it could be done within 2 months.

2. Discussion:

Motion passed to approve the budget.

D. New Business:

1. New Glen Oban Bylaws: Presentation by Andrew Ledford.

A line by line review of the entire GOA Bylaws was presented via projector, using the 3 column format provided to residents, which outlined the original Bylaw, the proposed change, and a commentary as to why.

Discussion: Matt Reed commented that as stated in Article 1, the "Association" doesn't own GOA. This was also concerning to Jerry Kafka, and a Motion was made by Matt Reed to add "common areas" in front of the words "real property" in Article 1. Motion seconded and approved by voice vote.

Motion made by Jason Werner to remove the Dollar amount listed in Section 3.3 Required Dues. Motion seconded and approved by voice vote.

Motion made to amend Section 3.3 such that the language using use of dues be deleted and replaced with language used in the thirteenth section of existing covenants. Motion seconded and approved by voice vote.  
Motion made by Matt Reed to approve all amendments to Gender Neutral conformity. Motion seconded and approved by voice vote.

Motion made by Jerry Kafka to add back in to Section 5.5 the original language that allows for electronic voting on all but changes to amend the bylaws and the covenants. Motion seconded, but too close to call by voice vote. President Dennis asked residents in favor of the Motion to change to stand and 25 yay votes including proxies was calculated. The residents opposed to the change were next asked to stand and after calculating proxies the count was 27 Nays, and the motion failed to carry.

Motion made by Jason Werner to accept current Bylaws as revised, multiple seconds, and majority voice vote passed the motion.

K. Adjournment. There being no further items on the Agenda, a Motion was made to adjourn the Meeting, and the Motion was duly seconded and approved by voice vote. The meeting was adjourned at 9:14 pm.

Respectfully submitted by:  
Eric Alexander, DVM  
GOA Secretary