

TERRA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

James "Doc" Reeg President
Ron Cousar, vice-President
Shelia Thorgerson, Secretary
Connie Brown, Treasurer
Steve King, Member

MINUTES ANNUAL & BUDGET MEETING OF THE MEMBERSHIP NOVEMBER 3, 2018 10:00 A.M.

Roll Call and Certifying of Proxies Quorum for a meeting is 12, there were 16 represented in person and 1 represented by proxy. therefore, a legal meeting was convened. the meeting was called to order at 10:07 am.

Proof of Notice of Meeting or Waiver of Notice – proof of notice of the meeting was presented for the record stating that the notice for the meeting as ailed to the last registered address for each owner in the association.

Introduction of Association Manager and Board Members – introductions were made of the current board members and for Ann Jagitsch, CMCA®, AMS® PCAM®, from Haley Realty newly hired Association Management company on a limited consulting contract. the ACC committee will be Holly Kalivas, Lonnie Cramer and Bruce Johnson.

Reading of Minutes of Preceding Meeting or Waiver Thereof – **Motion made, seconded and approved** to waive the reading of the minutes for 2017 and accept as presented

Transfer of Excess Funds Vote – **Motion made, seconded and approved** to accept the resolution to transfer any excess operating funds over regular operating expenses o the reserves at the end of the fiscal year after the completion of the audit.

Ratification of 2018 Budget - the budget for 2018 was approved and ratified by those present to take effect January 1, 2018.

Election of Directors – by acclamation Steve King and Ron Cousar were elected to the Board of directors.

Old Business – discussion ensued regarding improvement of the entry sign area and the stack stone wall maybe delete altogether. Electrical needs to be looked at as well. There was discussion regarding an alleged amendment to the governing documents that was presented with no recording information to indicate that this was a vote of the membership properly taken and recorded as an amendment. Management to investigate and report back to the board. No minutes were presented to indicate it was ever properly presented to the membership for a vote as a rule either. Therefore, if no minutes or recording information can be found, the retainage of this rule is a board decision.

New Business – discussion ensued regarding the reminder of the water meter reads to be completed and turned in, spreading and cleaning up the rocks near the mail boxes and for the board to consider a “Dark sky” [policy.

Adjournment – there being no further business to being before the membership the meeting was adjourned at 12:00 pm