

# HANNAH RIDGE HOMEOWNERS ASSOCIATION

Annual Meeting Minutes  
December 2, 2021

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The General Membership meeting of the Hannah Ridge HOA, Inc. was held via webconference. The meeting was called to order by Darren at 6:00 p.m. Present were:

Clint Garcia	President
Phillip Herfendal	Director at Large
Jerry Richardson	Builder
Darren Burns	Property Manager
Reagan Clark	Manager's Assistant
Jerry Huscher	Property Manager

110 homes were represented in person or by proxy. A 32% quorum was present.

**Call to Order:** Roll call was conducted via electronic voting and certification was completed in advance of the meeting. No physical proxies were collected. Since a quorum was present, no proof of notice was required.

**New Business:** There is one Board position up for election for a 3-year term. Clint Garcia was thanked for his past service on the Board and will be seeking re-election. Darren opened the floor for nominations and Katlyn Gauthier volunteered. With no additional volunteers, nominations were closed. All candidates made a speech as to why they would like to be included on the Board. Jerry Richardson made a motion to expand the Board to 4 people as Jerry Richardson will be giving the Association over to the homeowners next year. The motion passed unanimously.

**President's Report:** Jerry deferred his report to the Open Forum.

**Financial Report:** Darren presented the financial report. The Association finished September with \$93656 in cash and \$235967 in reserves. There is \$33273 of accounts receivable. Reserve funding is \$146735 dollars above what was budgeted. This has given the association a well-funded reserve account for repairs in the future.

51% of all the owners in the Community must reject the budget for it not to be ratified. The 2022 budget does include dues increase. Total projected expenses are expected to drop by approx. \$19545 so reserve allocations will be increased by approx. \$11000 for the year. Classic will be doing a reserve study next April to see if the reserve account is funded well enough for future upkeep and expense. Reserve studies are usually done on a 5-year cycle to keep the association prepared for future expense. The budget was automatically ratified, but was also approved via online votes with 95 in favor, 5 opposed and 6 abstaining.

**Announcements/Open Forum:** The head of the Social Committee talked about all of the social events that were held this year and how they were great for the community to come out and get to know neighbors. The first question that was discussed was regarding how the funds in the reserve account will be used. The Board can use the money in the account however they believe is best for the community, but if there is a big expense that the Board is considering, it is courtesy to get input from all of the homeowners. The next question was regarding whether or not Midtown at Hannah will be contributing to park upkeep and money towards social events as they have been using the Hannah Ridge common areas and attending events. Jerry Richardson said that right now, they are looking into how much Midtown at Hannah would contribute. The following question was in regard to NES. NES is there to review landscaping requests and check over the property after the landscaping is complete. There is a cost of \$500 associated with this. Another issue that was brought up was regarding snow removal. The HOA is only in charge of common area sidewalks. The county is in charge of street snow removal. Then, the playground was discussed. A homeowner expressed concerns about the design of the park and was asking for documentation about how much everything cost. A few specific concerns were the lack of shade and benches on the playground. The Board said that they will talk about the concerns and that documentation can be provided. The last issue was regarding parking on the street overnight. There were many people that expressed their displeasure with the rules regarding parking. They have more cars than spaces and do not have room to park anywhere else. They would like the HOA to provide alternative parking if they continue to not allow the homeowners to park on the street. Others expressed that they moved into this community because of the rules. They do not want parking on the street overnight and do not see any need to

change the rules from their current state. Everyone in the community signed the documents stating that they understood the rules of the community. The meeting was adjourned at 7:20 p.m. Officers were elected, and Board term expirations are as follows:

		<u>Board Term Expires</u>
Clint Garcia	President	2024
Katlyn Gauthier	Vice President	2024
Phillip Herfendal	Treasurer/Secretary	2022
Jerry Richardson	Director at Large	2022

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Phillip Herfendal  
Secretary/Treasurer

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Reagan Clark  
Assistant Property Manager