

Suggested Additions / Revisions to the 2014 Catspaw Property Owners Meeting Minutes

Members present in person: *Missing*

Suggested addition: Fill in names from sign in list

Members represented by proxy: *Missing*

Suggested addition: Fill in names from sign in list

2013 meeting minutes review and approval: *Missing*

Suggested addition:

“Because the draft minutes for the 2013 member meeting were not posted on the website, some members and proxy holders were not prepared to vote on approval of the draft minutes. Therefore, it was decided to post the draft minutes of the 2013 meeting on the POA website and delay the approval vote until the 2015 annual meeting.”

Treasurers report:

Reads:

“Treasurers’ Report by Charles Davis. ----- The board approved all these actions.”

Suggested addition:

“Ross Henderson said he believes the stated association equity figure of \$49,799.68 overstates the association equity by approximately twenty thousand dollars. This is because the published figure includes prepaid 2014 dues and does not account for over six thousand dollars of 2013 road expenses. Discussion ensued. Ross asked Kice Stone if he had really maintained the roads for less than \$7600. Kice asked Charles if the balance sheet was prepared on the Accrual basis. A discussion of accrual accounting ensued. When this discussion became extended, Ross suggested that, he and Charles discuss this after the meeting, Charles agreed.

2014 Budget for review and approval:

Reads:

2014 Budget for review and approval: Treasurer, Charles Davis discussed the reasons for no dues assessment for 2014. This will be the first year operating under the new by-laws. Therefore, the budget could not be approved at last years’ meeting. Since we are now operating under the new bylaws, we voted and approved the Budget.

Suggestion:

Treasurer, Charles Davis said this was the first year operating under the new by-laws. Therefore, the budget could not be approved at last years’ meeting. Someone asked about the dues being zero for 2014. Frank Lee said most members had already paid their 2014 dues. We voted and approved the Budget.

Election of officers:

Reads:

Can we hold an election for officers at this meeting? We have a quorum. We failed to send the **ballot** out 120 days in advance as required in the new by-laws. Ross Henderson made a suggestion to hold over current officers as “provisional” officers of the Board. Kice Stone disagreed and suggested we hold an election at this meeting. Art Trufelli disagreed with Kice. A discussion ensued about the validity of the election. A motion was made to keep the Board as “provisional” officers. Ross Henderson recognized that the current Board is legal. We will keep the current officers for another year. We voted and approved the motion. Frank Lee apologized for our short fall, but please recognize we are a volunteer Board and are doing our best.

Suggestion:

The question was raised, can we hold valid elections for board members at this meeting? Notice and a request for **nominations** by email and a follow-up USPS letter to those not responding to the email was not done. The new bylaws require this be done 120 days prior to the meeting to encourage participation. A discussion ensued about the validity of the election. Ross Henderson made a suggestion to keep the current board members as “provisional” for another year. Kice Stone said with a quorum present at the meeting we should be able to hold valid elections. Art Trufelli said to Kice “as fellow attorneys we both know how important notice is, and the notice procedure required in the bylaws was not followed so the elections would not be valid”. Kice agreed with Art’s statement. Sid asked Ross if he thought the provisional board would be valid. Ross said he knew of no reason they would not be. We voted and approved the motion. Frank Lee apologized for our short fall, but please recognize we are a volunteer Board and are doing our best.