

Catspaw Property Owners Association (POA) Annual Meeting
October 15, 2022

President Frank Lee called the meeting to order and noted there were enough members present to establish a quorum. He began the meeting by referencing a podcast he listened to regarding non-profit organizations and the development of their bylaws and the legality of online versus in person meetings.

The meeting then focused on the introduction of Catspaw property owners and their guests. Members were also invited to attend the meeting electronically through Zoom. Twenty members participated in the meeting. Twelve proxies were presented for members who did not attend.

A motion to adopt the 2021 draft minutes was made by Laurie Holmes and seconded by Jack Lurie and passed.

Committee Reports

Road Committee- Jack Lurie- A summary of work completed this year was distributed to the group. Need for grading the road has been postponed due to the lack of rain. Leaf blowing on the roads may take place before grading due to this. Ditches and shoulders have been mowed and culverts have been repaired. Jack and his committee have saved POA funds since a great deal of the work was completed by volunteers within the community.

Treasurer Report- Anne Aderhold- The copies of the budget were distributed and reviewed. President Lee also commented on the budget numbers. Bill Kee made the motion that the budget be approved and was seconded by Ross Henderson. The motion passed. The Treasurer's Report documented that the association has \$52,966.87 in the bank. (This amount is inflated this year due to postponement of road grading due to lack of rain). Existing budget is liable for that amount in this current year.

Additional conversation continued on how reserve money is used and might be used in the future. There was concern regarding the potential need to use reserve funds if an unforeseen weather event might happen that could significantly damage the Catspaw Road system. Discussion focused on how much money should be in the reserves in case roads need extensive repair. The road committee distributed a road plan suggesting having a reserve amount that is sufficient for three years of normal road maintenance. This would be available for potential repairs for disasters. Mary Ann Ziegler made a motion that the Road Committee project a long-term budget to cover road expenses, how we will accrue that money and what would need to be in the reserve fund to cover catastrophic events. The motion was seconded by Randy Aderhold and passed. Anne Aderhold also thanked Jack Lurie for his assistance to her in completing the treasurers' responsibilities. Conversation continued regarding the need to change bylaws to allow electronic banking and it was noted that the bylaws mandate two signatures for expenditures to be paid.

Later in the meeting it was suggested that we align the budget process with the annual meeting date after road work has been completed. This should be part of the new bylaws.

Communication Committee Report

Cheryl Harris reviewed her report with the association and listed the tasks her committee had completed during the past year. She emphasized the need for the most current contact information from members be given to her. There have been multiple attempts to use the website to bring the community together. A survey was sent out to the membership regarding when we would be meeting next year. After voting it was determined that next year the meeting will occur on **October 14, 2023**. We will determine a long-term meeting date that will be repeated annually at the Annual Meeting in 2023. It was suggested that important information continue to be advertised on our website and a tickler sent to members when changes on the website occur.

Susan Henderson also suggested that we might use a Facebook account to share information regarding the association.

Governance Report

Glenn Farrow resigned as the Chairperson for the Governance Committee on October 1st. During the year the committee completed a new set of bylaws and they were posted on the website. Glenn Farrow made the motion that the vote on the bylaws be tabled and the revised bylaws be sent back to the Governance Committee for review. Randy Aderhold seconded the motion. Discussion followed and the motion passed.

Susan Henderson suggested that the Governance Committee meet via Zoom when discussing the revision of the Bylaws so that interested members can participate. Mary Ann Ziegler suggested that we contact a lawyer for a review of the new bylaws at the end of the process.

Elections of Officers to the Board voted upon and elected:

Vice President- Robin Meuldjik

Treasurer- Chris Harris

Communications- Laurie Holmes

Governance- Ross Henderson with Chris Harris in charge of the subcommittee on the Bylaws

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Open Discussion

Michael Sullivan brought up the issues involving proxies, transfer fees and impact fees on owners who are involved with new construction on their properties.

Record of Attendance

Last Name	First Name	Lot Numbers (H)-House	Attendance	No. of Proxies
Aderhold	Randy and Anne	14A, 15 (H)	In person, both	
Allgood	James	34B	by proxy	
Boland	Paul and Diana	58 (H)		
Cats Mtn Retreat		23A (H)		
Cyr	Myong	17	by proxy	
Dasher	Billy and Eloise	40(H)	In person, both	
Dillard	Mark and Emalee	54(H)		
Farrish	James	63		
Farrow	Glenn and Gracie	56(H)	Glenn via Zoom	
Field	Paul and Carol	2,3	by proxy	
Garner	Gregory and Robert	43,62,64	by proxy	
Harris	Chris and Cheryl	41 (H)	In person, both	
Hastie	Mindy	18	by proxy	
Haugen	George and Jeanne	21(H)		
Henderson	Ross and Susie	25 (H)	In person, both	4
Holmes	Mark and Laurie	16, 9(H)	In person, both	
Husband	Art	44 (H) 45	by proxy	
Karimi	Isabel and Sabsina	52,53		

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Last Name	First Name	Lot Numbers (H)-House	Attendance	No. of Proxies
Katsiyannis	Antonis	47		
Kee	Bill and Frank Lee	33,35,38 (H)	In person, both	3
Larry L Moss, LLC		46	by proxy	
Lloyd	Tom and Holly	57 (H)		
Long	Sid and Sullivan	1	by proxy	
Lurie	Jack and Kathi	5,51,48(H)	In person, both	8
Mahon	Chet and Myrna	42(H)	by proxy	
McInerney	Joseph and Caroline	34A		
Mercer	John	24		
Meuldijk	Ron and Robin	59(H)	by proxy	
Meyers	Jodie	55		
Mitchell	Family	22		
Osburn	William and Connie	7	by proxy	
Rosin	Bruno and Dianne	8		
Stone	Tom and Missy	29	In person, Tom	
Sullivan	Michael	32	In person	
Trufelli	Nicole	31 (H)	by proxy	
Weaver	Russell and Kristie	23B,C		
Wilkinson	Chad and Lisa	4 (H)	Chad via Zoom	
Williams	Aline	60,61		
Williamson	Alden and Bailey Olson	19,20		
Ziegler	Mary Ann and Mitchell Clabeaux	14B, 10 (H)	In person, both	