

**Creekside Homeowners Association**  
**Annual Meeting Minutes**  
**March 8, 2018**

**Call to Order:**

The Annual Meeting was called to order by Vice President, Gayle Blair at 6:48pm at the Jewish Community Center located at 3800 E River Road.

**Roll Call/Proof of Notice:**

Martha Jones announced that quorum was established. Martha Jones also read the Proof of Notice, confirming notice of the meeting was sent to all homeowners of record.

**Guest Speaker: Phil Brown, HOA Attorney**

- Annual Meetings – No motions, no actions.
- Exterior Painting of Homes – CC&Rs, Section 4 states that this is homeowner responsibility. CC&Rs would need to be amended if the HOA decides to take on the responsibility. The HOA taking on this responsibility would create liability; a disgruntled homeowner could go after the HOA.
- Monthly Board Meeting Agendas & Minutes – The law requires Agendas be available at meetings. Minutes can only be distributed after they have been approved. Draft Minutes are not record of HOA and cannot be released.
- Motions at Board Meetings – Only Board Members can make and 2nd motions.
- Home Based Businesses – Society has advanced since CC&Rs were drawn up. For example with many people working from home on a computer, they are working from home but it is not affecting the community. The documents have to be interpreted according to today's times. This would apply to home businesses bringing in traffic to the community, having employees and clients coming to the home.

**Annual Meeting Minutes:**

Martha Jones advised the minutes from the 2017 Annual Meeting were approved by majority vote of the ballots received.

**Officer's Report:**

Martha Jones stated that the President Billy Yates is not present due to a family matter he had to tend to.

**New Business -Open Discussion:**

Two homeowners stated that they appreciate all of the work the Board does for the community.

**Election of Board of Directors:**

Martha Jones announced that Gayle Blair, Scott Cavell, Andrew Pezzulo and Kim Evenchik were elected to the Board of Directors by a majority vote of the ballots received. Shannon Bronson lost the election by 4 votes.

- During the Organizational Meeting the Board Positions were determined as follows;

- President – Jeannie Tucker
- Vice President – Gayle Blair
- Treasurer – Scott Cavell
- Secretary – Kim Evenchik
- Director – Andrew Pezzulo

**Adjournment:**

There being no further business the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

*Martha Jones*

Martha Jones  
Association Manager  
For the Creekside Homeowners Association