

New Columbia Owners Association
2012 Annual Meeting Minutes
April 24, 2012, 6:30 pm
Community Education Center
4605 N Trenton Street

Attendees:

Board Members

Tom Brenneke
Caren Cox (Past)
Molly Rogers
Chad O'Lynn (Current)

Guests

Erik Fabian, Guardian
Mathew Fullen, Guardian

Membership

Doug Deane
Larry Whitacre
Marcia Knutson
Nicole Crain

Tom Brenneke called the meeting to order at 6:34 pm.

I. February 2012 Owners Association Board Minutes Review

Motion: Caren made a motion to accept the minutes as is and Molly seconded. Tom Brenneke approved the motion.

Action: Approved. The minutes for the February 2012 Owners Association were accepted as is.

II. Acknowledgement of Caren Cox's Service to the Owners Association and the Board

Tom Brenneke spoke to the positive changes that Caren has brought to the Board as the Owners Association Representative for the past five years. He outlined Caren's active participation with the community and the Board and her positive overall influence on the Board. Marcia Knutson added that Caren had been a very positive influence to the Board. Molly Rogers also acknowledged Caren's participation with the Board and positive contribution. Caren, herself, outlined her experience which included some early challenges when she was first elected as the Owners Association Representative; her and the Owners Association's ability to move past those early challenges; and her assessment that things are currently operating better across the community. The Owners Association is much healthier at this point and their relationship with the rest of the Board and property management is as healthy as it has been. She did outline that challenges continue to remain but she's confident about the direction in which the Board and the Association is moving. Caren acknowledged that Tom Brenneke's leadership as the Board President has been a positive influence on the Board and the Board's relationship with the Owners Association. Finally, Caren acknowledged that there is a greater balance between Home Forward, the

Owners Association, and Guardian Management. She looks forward to the direction the Board is going and the future relationship of the Board, Home Forward, and Guardian Management.

III. Owners Association Board Representative Election

Erik Fabian discussed the process leading up to the election including ballots that were sent to all single-family homeowners in March. Those outlined the election process and the opportunity for all owners to participate by voting. The process involved secret ballots where owners were encouraged to submit votes but not sign or otherwise indicate who the vote was from. All ballots were due to be mailed or physically brought to the management office no later than April 23, 2012 at 5:00 pm. Ballots were collected by staff and deposited in a secure ballot box that would be opened at the April 2012 annual meeting. There was one self-nominated homeowner, Chad O'Lynn, who was actually listed on the ballot and then opportunities for owners to write in alternative candidates to be the new Owners representative to the Board. A total of 13 ballots were submitted to Guardian Management. The final vote tally was unanimous. Chad O'Lynn received 13 votes. There were no other write-in candidates.

Motion: Tom Brenneke moved to accept the result of the 2012 Owners Association Board Representative Election which is a unanimous vote for Chad O'Lynn to replace Caren Cox as the Owners Association Representative to the Board. Tom's motion was seconded by Caren Cox. It was accepted by Molly Rogers.

Action: Approved by a unanimous vote. The Board of Directors accepts the Owners Association Election results to nominate Chad O'Lynn to a 2-year term as the Owners Association Representative to the Board of Directors. Effective April 24, 2012, Chad O'Lynn assumed the position as the New Columbia Owners Representative to the Board of Directors.

IV. Resolution by the Board of Directors to adjust the Owners Association Dues Collection Process

Erik Fabian reviewed the resolution and outlined the changes proposed in the resolution. The resolution changes the date that Owners dues are considered late. The change is that owners association dues are no longer considered late if not paid by the 30th of the month. That date has been moved up to the 10th of the month. The Owners Association dues, if not paid by the 10th of each month, will be considered late and late fees and/or interest will be charged to Owner(s). The other significant change is that if Owners dues are not paid within 30 days of the month in which they are due they can now be sent to collections via the attorneys. This change adjusts the prior collection policy which was 60 days. The last major change in the resolution is that settlements between an Owner who is sent to collections and/or the attorneys must be reviewed and approved by the

managing agent for the Owners Association, Guardian Management. Prior language only allowed the collections and /or attorneys to directly negotiate settlements with the Owners. This allows more quality control.

Motion: Molly Rodgers motioned to accept the resolution to the Owners Association Dues Collection policy. Chad O'Lynn seconded the motion. Tom Brenneke accepted.

Action: Approved with all in favor.

V. Member Comment

Chad O'Lynn and Doug Dean submitted a request for exception to the New Columbia CC&R's. Their request for an exception to the retail service use restriction including a request to operate a business that provides organic and natural personal products. The business will not have any retail traffic at their home. It's effectively a web and mail order business and the request was to allow them to store products in their home through the exception to the retail service use restriction. The Board discussed approving for 1 year as a qualified exception. The qualification will be that no complaints come in through the next year.

Motion: Tom Brenneke motioned to accept a qualified 1 year exception. Molly Rogers seconded. Since Chad O'Lynn is a sitting Board member, he was not allowed to vote on his own request.

Action: Approved. Erik Fabian will follow up with a confirmation letter outlining the approval of the qualified exception.

Meeting Adjourned at 7:49 PM.