

WATERHILL HOMES ON COMMERCE STREET



HOA Community Meeting
August 6th, 2020

Online Meeting

Directors in Attendance:

Febin Skaria

Jacob Rape

Tammi Lott

Toni Adams

Hiram Gibbard

I. Called to Order

- a. Meeting called at 7:11pm
- b. Reviewed how-to PowerPoint on using zoom platforms
- c. Talked to the rules on how the online meeting would be conducted
- d. Reviewed the agenda topics
- e. Presented minutes for last member meeting
- f. Board motioned for member approval of presented minutes
 - Jacob motioned
 - Hiram motioned
- g. Quorum established and minutes approved by >50% participants by raise of hands
- h. Question on why the board took so long to have an annual meeting
 - The logistics of the voting in an annual meeting legally online needed to be sorted out

II. Business

- a. Introduction of new management company Goodwin & Company
 - Board provided a little detail and background on Goodwin & Co
 - Explained the necessity of separating the board from conducting deed restrictions within the community
 - Spoke to the efforts made in vetting a management company
 - Handed it over to Sam and KC from Goodwin & Co. to talk a little about their mission
 - a) Next few months working with the board
 - b) Stages of compliance
 - c) The value of enforcing deed restrictions
 - Question presented to Goodwin from members
 - a) How will historical deed restrictions be addressed and the window of time for resolution
 - a. Starting out with general communication
 - b. Work with the resident on a resolution
 - b) Can Goodwin handle emergency after hours issues

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- a. Yes, Goodwin & Co. has a 24 hour line which can be used and will be provided in future communications
- b. Review of the budget and budget comparison
 - Talked through current and projected financials
 - Talked through some highlighted items within the budget comparison based on potential questions
- c. Question came up on the opting in versus opting out for landscaping
 - You are always opted in for landscaping unless you request to be opted out
 - You could be in a situation where the previous owner opted out, so you will need to check in on that.
- d. Talked through current gate issues and repair timelines
 - Getting one more quote for the needed repairs before we make the decision
 - Estimated time for repairs would be the following week
 - This includes:
 - a) The gate transmitter reception issue on Adam (signal strength from remote to receiver)
 - b) The loop detector on Adam not opening the gate when cars pull over it
 - c) Roller guide replacements
- e. The results of the election
 - Febin and Jacob are stepping down
 - First time leveraging online voting (2/3 turn out in voting)
 - Two new board members elected to Waterhill on commerce st HOA
 - a) Vedrana Behaderovic (aka V)
 - b) David Serra
- f. Asked for any questions from the floor
- g. Motion to end the meeting