

Mariner's Valley Two Maintenance Association Annual General Membership Meeting

March 31, 2016

Convened at 1811 hours by Acting President Foley. (President Calhoun resigned effective yesterday.)
Attending: (see sign-in sheet). Treasurer Monk agreed to run the meeting.

Old Business:

- The three Board members present were introduced. President Calhoun resigned effective yesterday. Member At Large Jessie Koppel was unable to attend.
- Mr. Monk explained that we had reached quorum this year. In contrast, last year, after two unsuccessful attempts to achieve quorum the Board continued to operate.
- Mr. Monk distributed a map of the neighborhood.
- Mr. Monk discussed the role of the Association regarding the common areas. There was a general discussion about walls bordering the common areas, ownership thereof, etc.
- Mr. Monk mentioned the need for additional Board members in the coming years (2017 and beyond). Any member in good standing may run for the Board. The Board should be comprised of an odd number of members, preferably with staggered terms to increase continuity by reducing Board turnover in any given year.
- Mr. Carvalho asked how many members were delinquent. Does [the Association's law firm] Ekimoto & Morris handle these accounts? Mr. Stieglitz responded that currently 24 members were delinquent.
- Mr. Monk stated that any new members were given a welcome package that include the Declaration of Protective Provisions, the Bylaws, minutes from the last annual general membership meeting, etc.
- Mr. Monk discussed tax preparation and audits.
- Mr. Carvalho asked if we were filing the correct form for taxes. Mr. Stieglitz responded that he had checked with both the tax preparer and the attorney to ensure the Association was filing the proper form the last time Mr. Carvalho had asked this question, and both sources had assured us that we were filing the correct form. We had not checked with the IRS, but the IRS has not questioned our tax filings, ever.
- Mr. Carvalho complained about the process necessary to see some of the Association's documents. Mr. Stieglitz responded that we were following State law on the release of certain Association documents in order to protect the Association and its Members. That process was simply the requester providing an affidavit regarding their good intention for use of the information and it was not onerous.

Treasurer's Report:

- Mr. Monk reviewed the Statement of Cash Receipts & Cash Disbursements dated March 30, 2016.
- In response to Mr. Carvalho's questions, he noted that tax preparation and audit preparation was about \$1,600/year.

- Ms. Posto asked how many people had signed up for email receipt of Association documents. Mr. Stieglitz indicated about 10 people had signed up so far, for an initial savings of about \$30 per mailing. Over time, with more interest from Members, the Association could easily save hundreds of dollars each year.
- Mr. Carvalho asked if there was an outreach program to reach out to people with delinquent accounts. Mr. Monk reviewed the various financial notices received by each member, and the additional notices sent to those with delinquent accounts. Regarding an outreach program, Mr. Monk reminded the meeting attendees that in the past the Board had received complaints from delinquent members about personal contacts about overdue accounts, and so the Board usually refrains from unsolicited personal contacts with Members.

Ongoing Business:

- Annual bills will be issued in July. Dues are not expected to change.
- The Association will be establishing a Website with downloadable commonly requested and releasable documents to reduce costs of reproducing the basic documents (e.g., Declaration of Protective Provisions, Bylaws, last annual general membership meeting minutes, etc.).
- Mr. Monk stated that the Board was no longer considering hiring a management company. Ms. Posto commented that she appreciated that this cost to the Association was no longer being considered.
- Mr. Monk and Mr. Stieglitz reminded the attendees that new board members are needed beginning next year when two of the three current Board members' terms expire.
- [Other projects that were briefly mentioned are found on the meeting agenda.]

Secretary's Voting Report:

- Quorum this year was 224 with a majority of 113. We received 233 ballots.
 - The Budget passed with 191 FOR.
 - Candidate Carvalho was not elected with 71 FOR.
 - Candidate Monk was elected for a 3-year term with 190 FOR.
 - Candidate Stieglitz was elected for a 1-year with 188 FOR.
- Mr. Carvalho mentioned that he has tried to get on the Board "for 15 years", attended "every meeting", and still can't get elected. He stated it felt like a "set up". He asked who counted the ballots. Mr. Stieglitz replied that he had, and offered the ballots to Mr. Carvalho for his recount. Mr. Carvalho declined, saying he would just throw them away.
- Ms. Harrison (affiliated with Member Zane) asked several questions about the Bylaws, how quorum was set, how to change the Bylaws, etc.
- Mr. Carvalho commented about dues, asked why members were delinquent, and what could be done about it. He stated that people were in different financial straits, and without knowing what those were, how could we send delinquent members to collection?
- Mr. Carvalho stated that we "have a Board of exclusion, not inclusion" and the only "way to take them on is to take them to court."
- Ms. Posto asked if we could finish the meeting agenda.
- Mr. Monk asked anyone who had not yet voted to do so.
- Final votes were added to the tally (as reflected above).

- Mr. Carvalho again asked that the Board seriously reconsider sending bills for collection to the attorneys. Mr. Monk replied that the Board did not want to, but needed to. Mr. Stieglitz noted that the delinquent account holders were causing the paying members to cover their costs, and it was hard to believe that people in nearly \$1M homes, paying \$3,000 a year in taxes, and sometimes driving Mercedes automobiles could not afford the \$60/year dues.
- Mr. Stieglitz moved to adjourn the meeting at 7:41pm. Unanimous.