

## Abiqua Heights Homeowners Association

Draft Minutes – July 13, 2019

6:30 PM

Annual Meeting of the Members  
Abiqua Heights Commons

7:15 PM

AHHA Board Meeting  
Abiqua Heights Commons

Board Members Present: Karen Garst – President, Todd Ferrell – Secretary, David Ortega – Director, Larry Tingwall – Director. Absent: Wayne Trucke – Treasurer.

QUORUM THRESHOLD (6:30 PM): The Board noted that it had received 35 proxies to establish a quorum.

OPEN MEMBERSHIP FORUM: An open discussion between the members and the Board included information and questions concerning the proposed annexation to the south of Abiqua Heights; concerns about traffic and the speed of cars and trucks; and issues of individual concerns. At the end of the Open Forum all in attendance were invited to the AHHA Board Meeting to follow.

### AHHA Board Meeting

1. ACCEPTANCE OF MINUTES: The motion to approve the minutes from the June 13, 2019 AHHA Board Meeting was passed, 4 – 0.
2. FINANCIAL REPORTING AND REVIEW: The Treasurer’s Report was accepted as amended, noting a typo omission in the submitted reports, 4 – 0.

### June 30, 2019 Funds

Operating Account:	302.02
Operational Savings:	75,306.09
Pond Maintenance Fund:	4,000.00
<u>Reserve Account:</u>	<u>76,527.53</u>
Total Funds:	156,135.64

3. BOARD REPORT:

- The Board noted the upgrade construction work on the pumphouse had been completed.
- The Board continues to digitize AHHA documents as part of the work to close the AHHA storage unit.
- Games and recreational equipment have been purchased and the Board is working on plans to make the items available for members' use.
- The Board approved a motion stating that the AHHA Board was the governing body for the community and rights of the declarant have ceased.
- The Board is starting work on the 2020 AHHA budget.
- The Board approved a Document Retention Policy for inclusion into the AHHA Management Manual.

#### 4. COMMITTEE REPORTS:

- ARC COMMITTEE: The ARC meeting for July was canceled. In most cases ARC requests are being handled via email. The next scheduled ARC meeting is Tuesday, August 13, 2019.
- WELCOMING COMMITTEE: Visits are continuing as homes continue to change owners.
- AMENITIES COMMITTEE: The Amenities Committee did not meet.

5. UNFINISHED BUSINESS: None.

6. NEW BUSINESS: None

Next Meeting: AHHA Board Meeting, Thursday, September 12, 2019. The meeting will be held at 645 Shelokum Drive.

7:45 PM Adjournment, 4 - 0.

Todd Ferrell  
AHHA Secretary