

Meeting was called to order by Craig Hansen at 6:10pm at the Medford Library, Carpenter Room and Zoom.

Proof of notice and quorum were established. The notice went out no more than 50 days nor less than 10 days as per the governing documents. There were 57 owners represented either by proxy or in person and so quorum was met by the Plurality amendment.

Board members that were present: Joy Wright, Judy Henderson, Paul Baker and Craig Hansen. Mark Wilson was absent.

Craig Hansen gave an overview of how the meeting will run and thanked everyone for participating. He also gave a special thank you to the group of 5 homeowners who put together a flyer about the annual meeting and hand delivered them in an effort to get more community involvement.

Officer Reports: Craig Hansen Board President reported that they had their first day of mediation for the Carino case. He felt the attorney's and mediator were a great group and felt things were off to a good start. This is just one of many sessions and he will report as he is allowed to on the matter.

Committee Reports: Dana Henderson, Chair of the Landscape Committee, reported that the current landscape contract is up at the end of the year, so they put out to bid. There were significant swings in the costs with the same scope of work. After much review and discussion with the current provider, US Lawns, the committee will be bringing their recommendation to the Board to renew with US Lawns. Their pricing was still the best and any concerns /issues they have had have been worked through.

Dana also reported that a group of 4 homeowners cleaned up the streets and drains. The landscape company has turned the irrigation off for the season and the leaves should all be cleaned up by the end of December.

Introduction of Nominees – Craig first announced that there were 4 positions open and only 3 volunteers are running at this time and asked if anyone would like to step up. Andrew Wilson agreed to step up as another candidate. All 4 candidates then gave a brief introduction of themselves and what they would bring to the board/association.

It was discovered that last year's annual meeting minutes were already approved so this was taken off the table to be voted on. Going forward the annual meeting minutes will only be approved at the annual meetings.

Election- All 4 candidates were voted in as follows:

Andrew Wilson – 2-year term with 35 votes

Craig Hansen – 2-year term with 33 votes

Liz Hamilton – 1-year term with 32 votes

Judy Henderson – 1-year term with 29 votes

70-604 IRS Resolution- was voted by majority

Open forum occurred while ballots were being counted. There being no further business, Craig moved and Judy seconded to adjourn the meeting at 7:17pm.