

SWARM 2013 Annual Meeting Minutes

Meeting date: August 10, 2013; Brown Pelfrey's property (28501 Skyview), 1:45pm following a potluck (that began at 1pm)

Board Members in Attendance: Catrina Fish, Linda Jarvis, Brian Corzilius, Brad Sears, Craig Mountain.

Visitors Present: See sign-in sheet record: 13+ individuals, 11+ properties.

Catrina Fish (President) opened the meeting by thanking everyone who came and extending appreciation to Brownie for hosting the Potluck and Annual Meeting at his property. She went on to thank the Board members for their dedication over the past year.

Brian Corzilius (Secretary) presented the results from the Governing Documents Revision balloting. To wit, the vote was 95 YES and 18 NO (84% yes). He gave the break down by document as follows: CC&Rs (all owners): Willowbrook 81.5% YES (75% needed), Sherwood 82.5% YES (>50% needed); Bylaws (regular members): 75.2% (>50% needed); Articles (regular members): 75.2% (75% needed).

Maintenance actions this year to-date on the different gates were presented; Craig Mountain (1st Gate), Catrina Fish (2nd Gate) and Brian Corzilius (3rd Gate).

Linda Jarvis (Treasurer) gave a breakdown of the financial status of the association. Please see the distributed financial report for details. A question was raised about the higher costs on Third Gate, specifically the item 'Legal Defense'. Linda noted that this item is primarily retainer fees and most, if not all, will be returned at final billing.

Catrina Fish had asked Paloma to count the ballots as the meeting began. At this point of the meeting, the Board Member election results were presented. 12 ballots were received. On 1st Gate **Craig Mountain** won re-election unopposed and write-in votes were received for Cynthia Carni and Larry Minson. On 2nd Gate **Catrina Fish** was re-elected unopposed with a write-in vote for Rose Melandez. On 3rd Gate Linda Jarvis, Brad Sears and Brian Corzilius were re-elected with no write-in votes.

At this point, the meeting was opened to general discussion.

One member discussed how to raise additional revenues in light of increased wear-and-tear on the roads. Discussed were multiple resident properties (cons: minor number and requires oversight of properties), billing businesses that send trucks into the community (cons: SWARM has no authority since this borders on taxation) and the idea of setting up a method to allow donations (possible and will be examined further by the Board).

Another member brought up a lien filed on his property after he purchased it in a foreclosure sale. It was explained that road obligations follow the land, not the individual and that the lien had simply been re-filed with the new owner's name. The member noted he would like to meet with

the Board to work out a resolution and that was setup. During the discussion, a Board Member reminded those present that it is best to put concerns or issues in writing and to send them to the SWARM address so they can be properly considered and put on the agenda.

Catrina asked if anyone had any further issues, and with no one speaking up, the meeting was adjourned at approximately 3:45pm.

Minutes recorded by Brian Corzilius

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