**Snow Hill Homeowners Association**

**Annual Meeting**

**November 16, 2016**

**7:00 p.m.**

The meeting was called to order at 7:04 p.m. by Christa Moyle, President. The following members of the Board of Directors were present: Leslie Wise, Bill Towne and Dan Thompson. Management was represented by Kathy Simonovich.

Proof of notice of meeting was verified and quorum was achieved with 105 homes present in person or by proxy.

A motion to approve the November 19, 2015 Annual Meeting Minutes was seconded and carried unanimously.

President’s Report – Christa Moyle

* SFMC changed community managers in 2017.
* SFMC has taken on additional responsibilities (EPB disclosure inspections, working directly with grounds maintenance contractor)
* The website was improved and updated by Leslie Wise.
* On-line voting was established.
* Spring clean-up was a successful event.
* The Board of Directors recognized Bill and Barbara Towne for their years of service to the community.

Treasurer’s Report – Bill Towne

* As of October 31, 2016 the Association had investments of $122,127.93.
* Year to date the Association is over budget by $1,700.00.
* The 2017 Budget has been adopted and will be distributed to the membership. There has not been an increase in assessments in 7 years.
* The BOD will be discussing the possibility of a Declaration Amendment to allow for assessment increases in the future.
* The Association will need to be looking at the tennis court retaining wall for future replacement.

Bylaw Amendment – Leslie Wise

 Discussion on the proposed Bylaw Amendment. This reduces the quorum requirement from 51% to 25% of the members. This allows the Association to hold Annual Meetings and conduct the appropriate business.

Election of Board of Directors – Kathy Simonovich

One Board of Director position is open on the BOD. Hope Steele submitted her candidate statement to serve on the BOD. Nominations were opened to the floor. No nominations were made. A motion to close nominations was seconded and carried unanimously. A motion to elect Hope Steele by acclamation was seconded and carried unanimously.

Three Environmental Protection Board (EPB) positions are open. Peter Doyle volunteered to serve on the EPB. A motion to elect Peter Doyle was seconded and carried unanimously. The BOD will seek additional volunteers to serve on the EPB.

Management reported that the Bylaw Amendment passed with 79 affirmative votes.

There being no further business, a motion was made to adjourn the meeting at 7:52 p.m.

Respectfully submitted,

Kathy A. Simonovich

Agent for Snow Hill HOA