

# McKinney Park Homeowners Association, Inc.

Date: Monday, March 31, 2014

Place: McKinney Park Pool

Time: 6:30pm

## Annual Meeting Minutes

### **1. Roll Call / Certifying of Proxies**

The meeting was called to order at 6:40pm. The board member in attendance was Michael Bullock. Property manager Jim Smitherman was also in attendance. The sign in sheet served as roll call and the proxies were certified and counted as valid. It was confirmed that quorum was established by owners present in person or by proxy.

### **2. Proof of Notice**

A copy of the meeting notice was sent by certified mail to Goodwin Management and served as proof of notice of the meeting.

### **3. Approval of 2013 Annual Meeting Minutes**

The 2013 annual meeting minutes were provided for review. *Michael Bullock motioned to accept the 2013 annual meeting minutes as presented. Ruben Hernandez seconded the motion. The motion passed unanimously.*

### **4. Reports from Board Members and Committees**

Michael Bullock presented the financial report and the breakdown of expenses and income for 2013. The 2014 budget was reviewed. Bullock presented three proposals for a large capital improvement project and asked for feedback from the members in attendance. He stated that dues will not be increased to fund the capital improvement project.

- Option 1: Pond Walking Trail; estimated cost \$100,000; timeline: project completed by Spring 2015
- Option 2: Additional Playground; estimated cost \$23,900; timeline: 6-8 weeks from date of approval; designed for kids 2-5yrs old, location: volleyball court area
- Option 3: Enclosed Clubhouse; estimated cost \$200,000; timeline: 8-12 months from date of approval

Feedback was taken by written survey and the project that had the most interest was the pond walking trail.

The pool will be open weekends only starting May 3<sup>rd</sup> from 6am-9am for early morning swim (adults only) and 9am-9pm regular swim. Starting May 24<sup>th</sup>, the pool will be open Tuesday-Sunday with the same hours. All members are encouraged to contact Jim Smitherman to report any suspicious activity at the pool.

### **5. Manager's Report**

Jim Smitherman presented the Manager's Report. Goodwin Management, Inc. is responsible for and acts as community liaison for three areas of the HOA:

1. Overseeing the common area elements and community contractors which include the pool/amenity center, landscaping and irrigation, and the exterior community fencing.
2. Accounting for the community.
3. Deed restriction enforcement which includes driving the community twice a month, dealing with issues arising from these drives, and architectural applications and guidelines.

Smitherman gave an overview of the financials, delinquencies, and violations of the community and answered questions. A copy of the financials was included in each member's packet.

#### **6. Bylaw Amendment**

Two amendments to the bylaws were proposed: to increase the number of board members from three to five members; and to provide for staggered terms for board members. The vote was cast by written ballot and tallied by Goodwin representatives. The proposed amendments passed.

#### **7. Election of Board Members**

There were five positions open for election. There were five nominees: Laurie Laura (KB Rep), April Miertschin (KB Rep), Michael Bullock, Mark Heaps and James Janus. With five nominees and five positions open, the vote was taken by acclamation. Michael Bullock, Mark Heaps, James Janus, Laurie Laura (KB Rep) and April Miertschin (KB Rep) were elected to the board. The terms for each position will be decided at the next board meeting.

#### **8. Adjournment**

There being no further business, the meeting adjourned at 7:58pm.