

**MINUTES OF THE 2021 ANNUAL MEETING OF THE MEMBERS OF THE  
CREEKSIDE I HOMEOWNERS' ASSOCIATION**

Meeting held: | Saturday, August 28, 2021

Minutes prepared by: | Renee Hartsook, Secretary

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- 1) Confirmation of quorum:
  - a) Proxies for 2021 Annual Meeting of the Creekside I Homeowners' Association (buff parchment form) were tallied with the sign-ins for each address. Excluding any duplicates, the Secretary-elect Renee Hartsook confirmed that quorum was reached.
    - i) 54 member addresses signed in as present for the Annual Meeting;
    - ii) 33 member addresses submitted signed proxies for the Annual Meeting;
    - iii) The total of 87 member addresses met the requirement for quorum.
  - b) The Annual Meeting therefore proceeded as per the published agenda.
- 2) Meeting called to order with introductory remarks (Dave Bartel and Matt Menza).
- 3) 2021 and 2022 budget presentation (Andy Torchalski).
  - a) Two study items were recommended to the board:
    - i) Reserve analysis to ensure HOA cash reserves are sufficient to cover potential future expenses for maintenance of HOA-managed property; and
    - ii) Feasibility assessment for installation of solar lights at signage (or change to LED bulbs) to reduce utility costs.
  - b) The 2021 budget was approved by a majority by show of hands.
  - c) The 2022 budget was approved by a majority by show of hands.
- 4) Introduction of Board candidates and call for volunteers.
  - a) In modification of proposed Board candidates listed in agenda, Lisa Beranich was nominated by Andy Torchalski as candidate for Treasurer.
  - b) The slate of Board candidates was approved by a majority by show of hands.
- 5) Explanation of Articles and Bylaws change (Matt Menza)
  - a) The requirement for quorum to vote on Articles and Bylaws was not met.
  - b) Proposed changes were discussed. Board members will follow up offline to address specific questions.
  - c) Members were encouraged to submit Directed Proxy for Use on Vote on Proposed Amended and Restated Articles of Incorporation and Bylaws for The Creekside I Homeowners' Association (grey form mailed in advance of meeting, or yellow form handed out during meeting).
- 6) Meeting adjourned 736pm.

[END]