

HOA Annual Meeting of Members
July 28, 2020

Due to the Corona virus pandemic, the meeting was held via Zoom. The board announced the intention to record the meeting for homeowners ("Members") who had a conflict and could not participate. The meeting began at 7:05; all current board members were present:

- President: Brit Stock
- Secretary: Dee Parker
- Treasurer: Mark Roberson (Replaced Scott Grundtvig)
- CCR: Miguel Coquis-Chiozza
- Landscape: Elizabeth Carles
- Pool: Janice Murray
- Social: Karen Hilz and Delia Kemp

The President opened the meeting by reviewing the content of the presentation deck.

Highlights included:

- More than half of all Members have lived in Stafford Estates more than 10 years and 60 of the Members are original owners.
- Home values have risen 40% in the last 10 years; he compared increases in Stafford Estates to neighboring communities.
- A review of the purpose of the Homeowners Association (HOA), actual HOA projects incurred since 2015, and projected future projects.
- Review of finances and efforts to collect dues
- A description of the various board positions.

See the deck for additional information.

The Board member for landscaping share that the sprinkler system was capped; possibly a line was cut by utility work crews. The board member is working with town to resolve.

The Board member for CCRs advised that although the CCRs indicate political signs cannot be out more than 60 days before the election, under current state law HOA's may only limit the display of political signs earlier than 90 days before election. We will abide by current state law.

The Bylaws permit the Board to hire a third party management company at their discretion. To date the Board has not hired a management company. Apryl Cahill, a Member, performed some research on third party management companies and presented her findings to the homeowners in a deck. There was considerable discussion amongst the Members regarding the pros and cons of utilizing a management company, as well as the reasons why the suggestion to engage a management company is being made at this time. Many of the Members asked for improved communications, and a variety of suggestions were offered. This discussion was informational only, to assist the new Board in assessing the need for or benefits of further pursuing engaging a management company.

Volunteers were solicited for the Board positions. Nominations for Board positions were as follows:

- President - Arnie Adkison
- Secretary - Sue Rougraff
- Treasurer - Megan Shaw Previte
- CCR - Gordon Johns
- Pool - Janice Murray
- Landscape – Liz Carles
- Social – None

The following Members also volunteered to assist the Board as needed:

- James Adamson - willing to help with the website
- Anne Colby - help with social
- Harry Stripe - help with any position
- Ellen Fithian - help with newsletter
- Brianne Bowers - help with social
- Rebecca Dromgoole - help with social
- Lyn Lewars – help with landscape

Motion to accept new board was made by Liz Carles and seconded by Harry Stripe. The Board members were elected by voice vote, there being no Members who expressed dissent.

The meeting ended at 9:21 pm.