

**2018 Tierra de Zia Annual Homeowner's Association Meeting Minutes
February 17, 2018
10:00 am – 12:00pm, Tierra de Zia Association Office**

Meeting called to order at 10:06am by Board President Mary Deane Lynn. Board members present: David Steed, Vice President; Julie Rill, Secretary; Janice Krish and Rand Levitt. Manager Lynne Arrington was also present.

-Mary Deane welcomed everyone, confirmed a quorum by both attendance and proxy voting. She gave a few remarks on the history of TdZ.

-Secretary Julie Rill invited those present to read the minutes from last year. Alicia Bertram moved to approve. Ron Kirkpatrick seconded. Motion passed.

President's Report:

Mary Deane Lynne gave the report. She mentioned recent accomplishments such as the sewer repair, PRV replacements and asphalt. She said there would be no dues increase for the next year. She stressed the cost of cleaning up dog poo to the Association is \$1440 per year and asked owners to make an effort to please pick up after their pets. Painting and sewer work will be ongoing. Swamp coolers will need eventual replacement.

Mary Deane highlighted changes to the state condo regulations and the need to bring our bylaws up to date. Homeowner Sara Galpin volunteered to help with that task. MDL called for other volunteers to help out. She mentioned plans for a social committee.

Treasurer's Report:

Rand Levitt gave the Treasurer's Report and reviewed the P&L in the packet. There were many questions on Lynne's wages and seeming discrepancies. Also questions on Charro's work hours. Rand mentioned that Charro will attend a board meeting in April to address some of the concerns.

Rand then moved on to the budget for 2018. He highlighted the capital repairs and maintenance and the 5 year plan for the asphalt. He mentioned a spot audit. A homeowner pointed out discrepancies in the past year's payroll and payroll tax amounts and that we don't have separate accounts for working capital and reserve. It was pointed out that we do have separate accounts. Another homeowner raised the issue of paying CPA rates to do bookkeeping work. Rand asked for recommendations on bookkeepers and CPAs.

A homeowner pointed out that there had been a study done in 2015 recommending we have three accounts. She brought up the threat to mortgages due to out of date bylaws.

There was a call to question so the budget for come up for vote. Janet Gotkin moved we adopt the budget as presented. Alicia Bertram seconded and the motion passed.

General:

Mary Deane introduced Sandy Waltz as being on the ballot as a new board member. Mike Andberg declared himself as a write in. One homeowner mentioned that a call should be sent out when there are vacant spots. MDL asked for volunteers and Anthony Sclafani added himself as a write in.

We broke for voting. Julie Rill and Janice Krish tallied both the proxy and in person ballots. Mary Deane Lynne, Rand Levitt, Janice Krish, Julie Rill and David Steed were returned to the board. Sandy Waltz was elected. There was question as to whether or not Mike Andberg could be officially seated. He will be appointed at the next board meeting.

After re-convening, Lynne gave a manager's report. Anthony Sclafani brought up his ongoing plumbing issue. We also discussed the need to communicate with homeowner's via email, which seemed overwhelmingly welcomed by those present.

Mary Deane Lynne addressed recent board issues and we agreed as a board to goals of improving transparency, lowering expenses and preserving the feel of TdZ.

Mary Deane Lynne adjourned the meeting at 12:45pm.

Submitted by Julie Rill
HOA Secretary