

# DEC 5 , 2024 ,HOA MEMBER MEETING Minutes

Location: Corral Clubhouse

Time: 7:00 pm

## DECISION ON QUORUM ( yes : 62 attendees)

- A. Roll call: Eddie, Randy, Suzanne, David,Ron
- B. Pledge of Allegiance
- C. Proof of notice of meeting stated by Brad
- D. Approving of minutes of APRIL 18 member's meeting 2024 (attachment 1)  
**Motion : 2024-12-5-1:**to waive the reading of and approve minutes from April 18<sup>th</sup> ,2024 revised (as of June) minutes  
Move: Brad  
Second: Suzanne  
Discussion: none  
Vote: roll call was done and unanimous voted aye  
**Call from Chair:** approved
  
- D. Report of officers
  - a)**President:**
    - 1)Conduct at this meeting:**  
Member's comments or questions will be taken at each agenda item. I ask that you keep it respectful and short so the meeting does not last too long while many of you get to voice your opinions.
    - 2)RENT COMMITTEE**  
  
**Motion: 2024-12-5-2:** To approve the 3% base rent increases as stated in the letter dated Nov 22, 2024 received by all Lifetime Residents (attachment 2) and separate letter also date Nov 22 2024 (attachment 3) received by other land lease residents at point of sale which states these base rents have now been set at the standardized rate of \$ 775.00 and the letter stating new owners rates have been set at \$1130.00 and \$1190.00 for Jan 1 2025.  
Move: Joanne Crête, lot 359  
Second: Marilyn Gidding, lot 716  
Discussion: a number of points were raised  
Vote: majority voted yes  
**Call from Chair: Approved**
    - 3) MAIN ACHIEVEMENTS DURING THESE FIRST TWO YEARS**  
- the attached text (attachment 4) was put up on tv screen and read out by Ron Howe demonstrating that the priorities set two years ago have all been met or are well underway.
  - b)**Vice- President:**  
**November** has been a **meeting overload month** for both **Ron and I:** participated in **3 Capital Improvement Fund, 2 Social Activity Liaison,** helped prepare 2 Board and 1 Member meeting, in addition to 2-3 by law revision meetings.  
**So all files are moving towards a successful transition in 2025**  
I will report more at Committee agenda items

## ANY COMMENTS FROM THE FLOOR

1)Treasurer:

2) No November Financial report was available but the balances in each checking and investment account was given.

### 3) Resident Activities Fund: Motion 2024-12-05-3:

**As Treasurer I recommend that the RESIDENT ACTIVITY FUND** which is a One time Fund transferred from the Coop to the HOA after sale of park to Legacy **BE USED SOLELY** to fund activities, improvements and events **as prescribed in the Post-closing Agreement.**

Move: Sandy

Second: Georges Bourdeau

Discussion: a number of points of clarification were requested and given

Vote: the majority voted yes

**Call from Chair: approved**

### 4) The Services Funds: Motion 2024-12-05-4

**As Treasurer I recommend** that the Fund Commonly referred to by the HOA as the **Transportation/Services fund, which** is a fund transferred on or before Jan in each of **2024, 2025 and 2026** from Legacy to HOA in a payment equal to \$50,000. **BE USED** to fund the provision of physical therapy and/or transportation services ( the “Community Services”) for Existing Residents as prescribed in the Post-Closing Agreement between the Coop and Legacy

Move: Sue Peck

Second: Betty

Discussion: numerous suggestions were made as to how to spend this money were made

Vote: a majority voted yes

**Call from Chair: approved**

#### E. **Secretary:**

Election Committee Chair: Bev Thorenson provided timeline for future Election including:

Jan 9<sup>th</sup> as deadline for both buying memberships for 2025 and submitting nominations for board candidacy. On Jan 17<sup>th</sup> at 6:30 pm there will be a Meet and Greet event for all residents to meet the 2025 candidates.

Bev called for at least 12 Volunteers to help on election night and by end of meeting this need was met.

Chair then called **NOMINATIONS FROM THE FLOOR FOR BOARD CANDIDACY**

Nominations submitted by :

Carolyn Johnson, lot 230

Norman Runkles, lot 330

#### F. Report of Committees

##### **1)By law:**

**MOTION:2024-12-5-** : TO REVISE article VI section 1 of By laws returning to the previous number of 7 Board Directors instead of the present 9, which has not actually been met since its passing.

**Move:** Tracy Pitts, lot 1031

**Second:** Lori Johnson, lot 408

**Discussion:** a few comments were made

**Vote:** Majority voted yes

**Chair call:** Approved

**2)Capital Improvement Committee:**

Main points from Dec 5th meeting were reiterated

**3)Social Activity Liaison Com:**

**SAC Jan-** Dec Financials: roll up and bank statement reconciliation were put on TV and explained (attachment 5 & 6)

It was noted how SAC has developed a very robust financial reporting system during 2024 which now meets HOA requirements.

-some comments were shared by residents

G. Unfinished business

H. New Business

1) Brightview's willingness to trim palm trees for \$35.00 is still active until the end of the year.

2) the idea of contracting with a Food Truck, guaranteeing \$800.00 of sales was put forward

3) The need to consult the Prospectus to understand your obligations and rights was raised.

4) The need to fill out Complaint forms if residents are not satisfied with service provided by legacy employees was noted

5) The issue of certain Oak trees causing a potential safety issue will be followed up by David with Legacy.

I. **No OTHER QUESTIONS FROM THE FLOOR were raised**

J. Adjournment : 8 :35 pm

Attachments:

[April 18th meeting minutes & attachments](#)

[Rent letter attachment 2](#)

[Rent letter attachment 3](#)

[Achievements attachment 4.docx](#)

[HOA Checking as of 1 Dec 2024 attachment 5.jpeg](#)

[HOA Finances as of 1 Dec 2024 attachment 6.jpeg](#)

