

**The Hill at Moody Point Home Owner's Association**  
**Annual Meeting Minutes**  
**August 28, 2014**

The meeting was held at the Bunting residence, 13 Eagle Drive.

The Hill president, Bill Bunting, opened the meeting at 6:35 p.m.

In attendance were: Bill and Cheryl Bunting, Dick and Jeanne Ormrod, Drew Remignanti, Jacques Navarre, Dennis and Ruth Viola, Val Shelton with David Bamford's proxies, and Ted Alex of True North Property Management. The Kathes and Jacquelyn Thomas also provided proxies.

A quorum was established.

**Approval of 2013 Annual Meeting minutes:** It was noted that the Violas names had been omitted from the attendance in the 2013 minutes. J. Ormrod made a motion to accept the minutes as amended to include Dennis and Ruth Viola's names. D. Viola seconded the motion. The motion carried by a unanimous vote.

**Financials:** There was much discussion over the Actual Expenditures vs. Approved Budget for 2013-2014 as presented on the report. Bill Bunting explained that the actual cost of mulching was less than Blanchette had estimated for 2014. The extra areas that had been exposed due to tree removal last year, particularly those at #13 and #15, had been grassed over eliminating the need for additional mulch. Blanchette had adjusted the fee accordingly.

In light of many questions regarding other line items on the report, Ted Alex contacted his office for clarification. The copies of the report we received reflected the Actual YTD as of 7/14/14 only; the most current report had not been provided. Via speaker phone the attendees were advised that:

- There are no delinquent HOA fees at this time
- The Actual YTD insurance figure of \$2,285.75 includes two director and officer insurance renewals of \$750 each
- The higher Maintenance/Repair/Fertilization/Weed Control figure of \$1,700 included a bill received by True North too late to be included in the previous fiscal year
- The higher amount for Landscape/Snow Removal in the Proposed 2014-2015 Budget is due to the expiration of the current 3-year contract and a slight increase in the new contract.

All agreed that explanations should be included on future reports for any budget line item expenses where further clarification is needed.

V. Shelton pointed out that per the by-laws, an amount must be included in the budget annually as Reserve Funding. Therefore, she suggested moving the \$1,000 of the proposed budget from Road Repairs to Reserve Funding.

D. Ormrod motioned to accept the proposed budget with the movement of the amount for Road Repairs (\$1,000) into Reserve Funding. D. Viola seconded the motion. The budget was accepted as amended by unanimous vote.

**Old Business:** There was no old business.

**New Business:**

- **Upgrading Eagle Drive** – D. Ormrod reported that there is \$31,000 in the reserve available for upgrading the road. A discussion followed. D. Ormrod made a motion to have True North get three (3) bids for the road upgrade. The motion was seconded and passed by voice vote with none opposed. A special meeting was tentatively scheduled with Ted Alex of True North for Thursday, September 18<sup>th</sup>, to evaluate the proposals and make a decision.
- **Review and Revision of By-Laws and Covenants** – It was voted to have True North get a bid for a by-laws and covenants review and revision as many are outdated. Both paving and by-law changes will be on the agenda for the special meeting in September.
- **Management Contract Renewal** – V. Shelton motioned to have the 3-year contract with True North Property Management renewed. The motion was seconded and passed with none opposed.
- **Request for reimbursement for view cutting at #17** – V. Shelton advised that J. Thomas expended \$1,200 for view cutting recently and, speaking on her behalf, said Jackie would like to have the association reimburse her for part of the expense. After a brief discussion, D. Viola made a motion to contribute \$500. The motion was seconded and it was opened for further discussion. Some felt it was a dangerous precedent, as the work had been commissioned by an individual homeowner without prior board approval and had already been completed. It was put to a vote. The motion failed.

**Elections:**

- D. Viola's 3-year term on the Hill Association's board of directors expired this year. B. Bunting nominated R. Viola to fill the position. The nomination was seconded and R. Viola was elected by voice vote.
- D. Viola was re-appointed as Hill Representative to the MPCA Board for another year with none opposed.

**Adjournment:** With no further business to conduct, a motion to adjourn was made and seconded. The motion passed and the meeting was adjourned at 8:10 p.m.

Respectfully submitted,  
Ruth Viola  
8/30/14

Revised and resubmitted 09/15/14