

Renaissance in the Redlands Homeowners Association, Inc

Annual Meeting Minutes

February 8, 2022

Meeting began at 6:03 pm.

Introduction of the Board of Directors:

HOA Board Member President: David McIlnay

HOA Board Member: Steve Fitzgerald

HOA Board Member Treasurer: Richard Swingle

HOA Board Member Vice -President: Tom Gunter

HOA Board Member Secretary: Lonney Head

Introduction of Heritage Property Management (HPM)Team:

David Caldwell & Barbara Butzen

Members present: Tom & Juanita Gunter, David McIlnay, Samantha & Richard Swingle, Lonney Head, James Covell, Steve Fitzgerald, Doug Kiesau, Melissa Conner, Mary Novak, Ralph Schulte, Sky & Katrina Bristol, Patrick & Annji Norris, Monica Solawetz and Sue Kiser attended via Zoom.

- 12 Proxies were received (Jeanine Sobel, Kelly Idler, Jeff & Kathleen Copeland, Tim Heckel, Celeste & Dave Detwiler, Jack Rogan, Michael Spangler, Marilyn Thompson, Daniel Garrison, Shane Tully, Donna Schultz, and Greg Parsons).
- Quorum was met [16 required; 26 properties were represented in person or by proxy]

2021 Annual Meeting Minutes:

- Minutes were approved as written. Motion/Second/Carried (M/S/C). Approved minutes will be posted to the website.

Unfinished Business:

- Question about the authority of the Board to make decisions without a vote of the owners. Most issues do not require a vote of the ownership, however to amend the CC&R's requires approval of 67% of the owners and sale of any HOA property would also require approval of the owners. The Board chose to pursue legal counsel on the issue of making decisions without a vote from the owners and were provided a legal opinion that they are within the boundaries and duties of the Board of Directors guidelines set in the Renaissance By-laws. This issue has been addressed and has been resolved.

New Business:

- Question was presented about the current Policies and Procedures surrounding RV storage and required coverings. A homeowner expressed dissatisfaction with the policies in place regarding the covering of RV's during the summer months and requested that the policies be reviewed or revised as covering the RV during the summer months is unrealistic. A second individual spoke up about revisiting the policies and procedures regarding RV storage.
- It was explained that the CCR's were written to protect the community from unsightly RV storage and that anything that exceeds 9' in height would be required to be covered.
- The issue surrounding covering RV's was presented to the community in 2015 and this issue was approved to protect the value of properties in the HOA.

2022 Budget:

- Motion to approve the 2022 budget as presented/Second/Carried with one opposed. HPM has posted approved budget to website.

Nomination/Election of Board members:

- Floor opened for nominations.
- Steve Courtney was nominated however, Mr. Courtney was not present, the nomination was not accepted.
- David McIlnay, Steve Fitzgerald, Richard Swingle, Tom Gunter were all nominated to another 2 year term and all accepted. Lonney Head will serve the 2nd year of his term.
- Motion to approve current slate of directors. M/S/C. None opposed.

Open Forum:

- Discussion pertaining to the Redlands 360 development and the approval from City Council for the project.
- Comment that Athens Way will continue on through to intersect with South Broadway.
- Comment that the Wetlands issue has not been resolved as of yet.
- A concern was raised regarding the leak that developed in the canal wall and what is being done to prevent future damage to the HOA. Redlands Water & Power is working on mitigation with the Renaissance 360 developer.

The meeting adjourned at 6:48 PM.

Minutes taken by
Barbara Butzen
Heritage Property Management

Board of Directors meeting began at 6:49 pm

All board members agreed to continue in their current officer positions:

HOA Board Member President:	David McIlnay
HOA Board Member:	Steve Fitzgerald
HOA Board Member Treasurer:	Richard Swingle
HOA Board Member Vice-President	Tom Gunter
HOA Board Member Secretary:	Lonney Head

The meeting adjourned at 6:51 PM.