

Minutes were
approved at the
Annual Meeting on
February 26, 2018.

Renaissance Homeowners Association, Inc

Annual Meeting Minutes

February 8, 2017

Meeting began at 6:02 pm.

Introduction of the Board of Directors:

President: David McIlnay
Board Member: Gary Cockerell [not present]
Board Member: Gene Spinner
Board Member: Renae Comer Farlaineo

Introduction of Heritage Team:

David Caldwell, Becky Jett

The Board President opened the meeting by thanking Bill Solawetz for his many years of service to the community by serving on the HOA Board.

Members present: Linda Spinner, Melissa Connor, Jason Laible, Reggie Farlaineo & Renae Comer, Larry Fowler, Sarah Bonnell, Teresa Keating, Samantha Swingle, Rocky & Lori Erb, Steve Fitzgerald, David & Lorna McIlnay, Richard Angelini. 5 Proxies were received from Gary & Lucinda Cockerell, Heather Montalbano, Diana Alpert, Jack Warren, Donna Schultz.

- Quorum was met [16 required; 17 properties were represented in person or by proxy]

Board was asked to point out the common areas in the neighborhood. It was noted that since these are COMMON AREAS, they are open for all residents to use and enjoy. Map attached with common areas highlighted.

Minutes of 2016 Annual meeting were amended to include the full reason that T Keating resigned from the ACC. Minutes were approved as amended. M/S/C. Approved minutes will be posted on website.

2017 Budget

- HPM apologized for the confusion about the conflicting and erroneous budgets that were distributed. Correct proposed budgets were handed out to everyone at the meeting.
- An observation was made that one member feels the amount in the reserves [1.5 x annual operating budget] is unnecessary as it basically amounts to current members paying for future use.
 - The amount in reserve was determined to ensure that there are enough funds to cover large out-of-the-ordinary expenses. [e.g. entrance signs, common area fences, broken irrigation pipes that belong to the HOA, not individual properties]
- A question was asked about what was included in Landscape Maintenance-off contract line item.
 - This was for extra work that is not included in High Desert's contract.
- Questions about whether HOA dues were collected on the lot that was vacant until this past year [2223 Tuscany Ave]
 - Dues for that property have been paid since the Board recognized that they were not being collected. It was discovered that the undeveloped lot had been accidentally left off

the list for dues payments. Records were corrected and dues were collected beginning in 2011 and have been collected annually since that date. HPM has records showing all those payments.

- Motion to approve the 2017 Budget as presented. M/S/C Approved budget will be posted to website.

Old/Unfinished Business:

- David McInay reminded everyone about the RV Policy that was implemented in 2015. That policy is posted to Renaissance HOA page of HPM website, www.hpmgj.com.
- Violation reporting and enforcement was discussed.
 - Reports received by HPM and then verified by the Board.
 - If necessary a Courtesy letter is sent
 - If not brought into compliance violation letters are sent and fines can be assessed.

New Business:

- T Keating asked why it takes so long to respond to issues she has brought up. She feels that HPM and the Board ignore her until she takes extra steps such as reporting issues to GJ Code Enforcement.
 - When HPM receives complaints, those are forwarded to the Board for direction.
 - It is not HPM practice to respond to all homeowners who contact us.
 - Unfortunately there are sometimes delay in getting responses to requests for services and/or bids for jobs.
- T Keating inquired about the ACC approval for her neighbor's fence and why they approved it to extend over her property and why they refused to provide her with their documentation.
 - ACC approved only color and type of fence. They did not know about or approve the placement of the fence. They feel that is something that needs to be worked out between the 2 property owners.
- A question was asked about whether there is transfer fee charged when a property in the neighborhood sells and where that fee goes.
 - HPM does charge a transfer fee [usually \$50].
 - That fees goes to HPM for their services to the title company. This fee has nothing to do with the HOA.
- T Keating asked what the CC&Rs say about renting her house if she put it on the market; she believes the CC&Rs call for a month-to-month lease only.
 - It was suggested that someone have a copy of the Bylaws and CC&Rs available for review at future meetings.
 - HPM policy has been not to do time-consuming research at the meetings and that is why we ask for those type of questions to be submitted prior to the meeting.
 - HPM to research the rental issue and information will be relayed to the BOD and Ms Keating.
 - Samantha Swingle volunteered to bring the Bylaws and CC&Rs to future meetings.

Nomination/election of Board members

- There are 2 openings on the Board.
 - Bill Solawetz resigned from the Board in Oct 2016. **THANK YOU FOR YOUR MANY YEARS OF SERVICE AND DEDICATION TO THE RENAISSANCE HOA!!**

- Gene Spinner is stepping down from the Board at this time.
 - All other current Board members are willing to serve again.
- Nominations from the floor were opened.
 - Sarah Bonnell volunteered and was nominated.
 - Steve Fitzgerald volunteered and was nominated.
- Vote to bypass the need for a vote via secret ballot as the number of nominees/volunteers is the same as the number of openings. M/S/C
- Motion and vote to accept the following as the Board of Directors for Renaissance HOA. M/S/C
 - David McIlnay
 - Gary Cockerell
 - Renae Comer Farlino
 - Sarah Bonnell
 - Steve Fitzgerald

The meeting adjourned at 6:50.

Minutes taken by
Becky Jett of Heritage Property Management