

## MINUTES

### Annual meeting of the Nantucket HOA, incorporated as Nantucket Preservation Association, Inc. (NPA) 9:00 A.M. by Zoom video meeting, Saturday 23 January 2021

1. **Call to order:** Proof of Notice was presented. Meeting was called to order at **9:02 AM** by Ward Wells, President.
2. **Roll call & Quorum:** Board members Ward Wells, Bernie Bernard, Kevin Griffin, Howard Williams, Travis Tatum, and HOA managers Suzan Reed and Briley Blackshear of BHH Realty, were introduced. Briley counted and certified meeting quorum per **By-Laws section 5.07**, which requires at least 46 votes out of the 229 votes possible (20%).
3. **Minutes of last Annual Meeting.** Copies of the minutes of the last annual meeting, held **18 January 2020**, were presented by the Secretary. Motion to approve without an oral reading was seconded and carried unanimously.
4. **Officer Reports:**
  - a. **President (Ward Wells):** Ward summarized the renovation of the dock house at the park, which was our major project for the past year. We have noticed an increase in park and lake usage during this COVID period.
  - b. **Secretary (Bernie Bernard):** Bernie reported that our web site is active and we are posting announcements and meeting minutes there regularly. The link to our site was reiterated and is [www.nantuckettx.com](http://www.nantuckettx.com). He also summarized the role of the HOA management company, which has assumed some past Secretarial duties.
  - c. **Treasurer (Travis Tatum):** Travis summarized 2020 expenses, capital expenditures, reserves, and EoY cash on hand of **\$79,223**. The 2021 budget (\$67,800) put in place by the Board in November will allow HOA dues to remain fixed at \$300 for 2021. We do not have a traffic line item in this budget but have funds in contingency for traffic issues.
5. **Committee Reports:**
  - a. **Architectural Control (Paul Wolfe):** Paul introduced the ACC members and summarized activities. There were more home improvement requests than usual this year, 20 in all, apparently due to the COVID era with families staying at homes more. Paul referred members to our web site for forms, instructions, covenants, and information for submitting a request to the ACC. The Board has also taken an initiative to exercise more discipline and enforcement in our oversight of our deed restrictions.
  - b. **Lake & Park (Bernie Bernard):** Bernie reported that the lake has fully recovered from the sediment-laden runoff carried into the lake from upstream construction around Arrington Road. Lake/park health is very high, with a higher December Audubon bird count than any time in recent years. He also introduced our intentions to build a playground in the family area near the boat ramp, showing the planned location on a graphic. We are considering the playground design in the context of aesthetics, fun, natural features, and liabilities, and our liability insurance will include this new element of our Commons area.
  - c. **Landscape & Maintenance (Kevin Griffin):** Kevin summarized activities of the last year, including making a change of our landscape maintenance contractor to improve quality and consistency. We plan to continue focus on these improvements this year, including better contractor communications and guidance.
6. **Election of Directors (Howard Williams):** Election of **2 of the 5 directors** was held. Nominees submitted by the state-specified nomination process were presented on the ballot as: **Ward Wells, Sam Feegley, Warren Green, Stephanie Leatherwood, and Joe Button**. Of those nominees, **Ward Wells** and **Stephanie Leatherwood** were elected as Directors and were thus installed for standard 2-year terms, each lasting until January **2023**.
7. **Adjournment:** Meeting was adjourned at **10:37 AM**



Bernie B. Bernard, Secretary