

MINUTES
Annual meeting of the Nantucket HOA, incorporated as
Nantucket Preservation Association, Inc. (NPA)
9:00 A.M. at Pebble Creek Country Club, Saturday 22 January 2022

1. **Call to order:** Proof of Notice was presented. Meeting was called to order at **9:11 AM** by Ward Wells, President.
2. **Roll call & Quorum:** Board members Ward Wells, Bernie Bernard, Kevin Griffin, Travis Tatum, and Stephanie Leatherwood, and HOA managers Suzan Reed and Cheyanne Gonzales of BHH Realty, were introduced. Cheyanne counted and certified the meeting quorum per **By-Laws section 5.07**, which requires at least 46 votes out of the 229 votes possible (20%). We had 29 votes in person and 24 by proxy, for a total of 53 present.
3. **Minutes of previous Annual Meeting.** Minutes of the last annual meeting, held **23 January 2021**, 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 various activities for the previous year, including our future intention to modernize and condense our deed restrictions into one cohesive set for the entire subdivision. He also compared our annual dues to those of other local HOAs and found our current \$325/yr to be modest. Ward also briefly discussed the recent request by Joe Hobson to re-zone his property at the front entrance, with the intent to sell it for Suburban Commercial use (specifically, for a planned office building).
 - b. **Secretary (Bernie Bernard):** Bernie commended our HOA membership for its functional operations and interactions, as opposed to some other HOAs that seem to be dysfunctional, with members who don't get along well. He also announced our successful securement of a sales tax exemption from the state, allowing us to save several thousand dollars per year on our Commons maintenance costs.
 - c. **Treasurer (Travis Tatum):** Travis summarized 2021 HOA expenses, capital expenditures, reserves, and end-of-year cash on hand of **\$91,868**. The 2022 budget (\$72,650) was put in place by the Board late last year.
5. **Committee Reports:**
 - a. **Architectural Control (Paul Wolfe):** Paul introduced the ACC members, which now meet via Zoom, and summarized activities. Home improvement requests were: 4 fences, 2 outdoor kitchens, 1 cabana, 2 sheds, 2 pools, 1 set of solar panels, 1 new roof, and 1 set of windows. Paul reminded everyone that each homeowner always has the right to appeal an unfavorable ACC decision to the Board.
 - b. **Lake & Park (Bernie Bernard):** Bernie reported again that the lake has fully recovered from the sediment-laden runoff carried into the lake from upstream construction around Arrington Road. Water clarity is still good and lake/park health is excellent. We are seeing more member usage of the park as well. We are observing far fewer snakes in the water, perhaps due to the earlier hard freeze when temperatures got down below 10°F.
 - c. **Landscape & Maintenance (Kevin Griffin):** Kevin summarized activities of the last year, including the recent termination of our landscape maintenance contractor due to his inability to perform to our agreed schedule. We are gathering bids for a new 2022 contract.
 - d. **Newsletter (Stephanie Leatherwood):** Stephanie appealed to the group for potential content.
6. **Election of Directors (Howard Williams):** Election of **3 of the 5 directors** was held. Nominees submitted by the state-specified nomination process were presented on the ballot as: **Bernie Bernard, Kevin Griffin, and Travis Tatum**. Of those nominees, **all three** were elected as Directors and were thus installed for standard 2-year terms, each lasting until the annual meeting of **January 2024**.
7. **Adjournment:** Meeting was adjourned at **10:52 AM**


Bernie B. Bernard, Secretary