

MINUTES
Annual meeting of the Nantucket HOA, incorporated as
Nantucket Preservation Association, Inc. (NPA)
9:30 A.M. at Pebble Creek Country Club, Saturday 21 January 2023

1. **Call to order:** Proof of Notice was presented. Meeting was called to order at **9:30 AM** by Ward Wells, President.
2. **Roll call & Quorum:** Board members Ward Wells, Bernie Bernard, Kevin Griffin, and Stephanie Leatherwood (Travis Tatum had resigned 05 Dec 22). HOA manager Suzan Reed of BHH Realty, and Paul Wolfe, ACC chair, were introduced. Suzan Reed 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%).
3. **Minutes of previous Annual Meeting.** Minutes of the last annual meeting, held **22 January 2022**, 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 referred to Suzan Reed, who had placed in service the software application **HOA Life**, for managing ACC requests and other elements of HOA management. Ward discussed our new park playground, , and commented on the activities of geese, otters, and aquatic animals in our lake/park area.
 - b. **Secretary (Bernie Bernard):** Bernie reminded the attendees that the Annual Meeting minutes are posted on the web site monthly before each meeting, and that Board meeting minutes are regularly posted there as well.
 - c. **Treasurer (open):** Ward summarized 2022 expenditures and EoY cash on hand of **\$51,890**. He also stated that the 2023 budget had been put in place by the Board late last year, and is the same as for 2022 (\$72,650).
5. **Committee Reports:**
 - a. **Architectural Control (Paul Wolfe):** Paul summarized activities. Home improvement requests were: 2 driveways, 2 pools, 2 kitchens, 1 fence, and various other remodels. He summarized how to apply for ACC approval of a planned construction project. Paul also reminded everyone that each homeowner always has the right to appeal an unfavorable ACC decision to the Board.
 - b. **Lake & Park (Bernie Bernard):** Bernie commented on the recent construction of a nature playground and family area at the park, and discussed our on-going plan to add new park features and playground elements other the upcoming years, as we have the funds. He also commented on the annual Audubon Society bird-count at the park each December. In summary, we have a healthy and thriving aquatic ecosystem, now including a few bald eagles, other raptors, and various species of water fowl. He discussed the new water meter and power meter we have installed at the park to provide irrigation for newly planted grass and bushes. We will use this water also to irrigate new trees as we plant them in the park in the coming years. We intend to also put a ¾-in water meter and service at the dam in order to irrigate recent and future plantings in that Commons area.
 - c. **Landscape, Maintenance, & Capital Improvements (Kevin Griffin):** Kevin summarized activities of the last year, including the removal of dead and dying trees. He said that we are also in the process of repairing the water leak at the front entrance, and confirmed our plans to add future playground elements at the park.
 - d. **Newsletter (Stephanie Leatherwood):** Stephanie said that drone photos of the park are coming in the Spring.
6. **Election of Directors:** 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** and **Stephanie Leatherwood**. We also had the vacant Board seat open for nominations, but received none. Both nominees were re-elected as Directors and were thus installed for standard 2-year terms, lasting until the annual meeting of **January 2025**.
7. **Adjournment:** Meeting was adjourned at **11:07 AM**


Bernie B. Bernard, Secretary