

Estates Annual Meeting Notes April 2009

(Secretary Brad McMartin resigned, and these are not official minutes, but rather the Vice President's notes.)

- Access Committee
 - Discussed more security at the beach
 - Several options, and settled on posting our rules that exist, including
 - Hours;
 - Lock the chain when you leave;
 - Clean up -- no glass in the pit
 - Encouraging people, particularly with older kids to confirm that this isn't a public beach.
 - Some suggestion to take out the fire pit, but people really like it.
 - Doing something about the lock was important:
 - Electronic lock that allows us to monitor access, turn off access key when people move or lose a key, costs \$2200 and \$37.50 for each transponder/key
 - Investigating arm option, but it is costly and requires power
 - Minimum is re-keying it and everyone pays \$10/key for a new key (Everyone in good standing; will use to get past dues paid.)
 - Access Committee will work on these items

- Website
 - Old name expired
 - Larry Gautier registered strawbereryhillestates.org and strawberrypointbluffs.org -- as a favor, at his cost
 - Can combine them -- Larry would like a colleague from Bluffs to assist 810.231.4958
 - Requirements:
 - Information point
 - Meeting information
 - Historical archive
 - Events
 - Policies
 - Opt in/out email list (or blog, etc.)

- Arrears:
 - 2005 1
 - 2006 1
 - 2007 2
 - 2008 14
 - Are making personal calls to people. Will apply 7% late fee in By-laws.

April 25, 2009,

Dear Neighbor,

In a review of the By-laws, the Board determined that our Association's two votes in past years to increase our annual dues to \$65 and then to \$75 respectively, were not done in accordance with the By-laws.

At the annual meeting (at which there was not a quorum to conduct business officially) it was suggested and agreed by the attendees and the Board that we officially confirm our votes over the past years so that our dues approval process matches how the By-laws say they should be approved.

In other words, the action we're taking now is a formality, so that what we already decided for our neighborhood, is recorded according to the By-laws.

For background, Article V, Section 12 of the By-laws states in part that the, "Board shall have other powers as are set forth in the By-laws or as are necessary and incidental in carrying out the general affairs of the Association..." Article VII Section 1 says, "...dues and assessment provisions of these By-laws shall not be altered, amended or changed so as to increase the assessment of a member without the affirmative vote of two-thirds of the votes of the members."

Thus, the Board is sending the attached ballot, and we request your approval by June 1. We would be most appreciative if you would send the ballot back in the enclosed stamped envelope as soon as possible so that our accounting is accurate, and so that we can pay the Association bills such as insurance.

Please be assured that this is a secret ballot to be reviewed by only the Board members. No one's individual vote will be discussed with anyone for any reason. For tracking purposes only, we would appreciate you inserting your name and street address on the ballot, so that if we do not have enough returned, a Board member can personally request missing votes. Again, this is just so we may ensure that everyone has participated in the vote to conform to our By-laws guidelines.

Warmest Regards,

Brad McMartin
Secretary
And SHEHA Board of Directors:

President David Walmroth,
Vice President, Mary McLaughlin,
Treasurer Craig Mestach

2009 letter
from Secretary to vote
to increase dues - confirm
practice.

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Brad McMartin
Secretary
And SHEHA Board of Directors:

President David Walmroth,
Vice President, Mary McLaughlin,
Treasurer Craig Mestach

Strawberry Hill Estates Homeowner Association

I approve the SHEHA annual dues increase to \$75 for 2009 and beyond or until amended in accordance with the By-laws.

Yes, I vote in favor of the increase

No, I do not favor the increase.

Name: _____

Address: _____