

Maple Hills Maintenance Company
Virtual Annual Member Meeting Minutes

October 24, 2020

1:00 pm

Type of Meeting: Annual Member Meeting

Meeting Facilitator: Kelly Walshe (President)

Invitees: Maple Hills Board and Community Member

Maple Hills Board of Trustees:

· President	Kelly Walshe
· Vice President	John Skroch
· Treasurer	Greg Evans
· Secretary	Dana Sox
· Park Trustee	Matt Nepsa
· Pool Trustee	Jason Ament
· Communications Trustee	Rebecca Schwenk
· Events Trustee	Katie Johnson
· Member At Large	Amanda Williams (interim)

Community Members Present: 36

- I. Call to order- 1:08 pm
- II. Roll call
 - A. Board members present: Kelly Walshe, Jason Ament, Matt Nepsa, Rebecca Schwenk, Katie Johnson, Greg Evans, John Skroch, Dana Sox, Amanda Williams,
- III. Approval of Minutes
 - A. From June 8, 2019 Annual Meeting
 1. Motion to approve by Greg, second Dana
 - a) Favor 32, opposed 0, abstain 0
- IV. President's Report
 - A. Have had very few community events due to pandemic restrictions. Looking forward to being able to join together as a community again once it is safe
- V. Treasurer's Report (Greg Evans)

- A. Outstanding dues have improved, current dues in arrears total \$124,338
- B. Have \$116,430 in reserve and need to continue to grow that account, therefore have proposed to increase member dues 5% annually over 2 years (2020/2021) for this reason
- C. Due to Covid restrictions, did not receive any real revenue from the pool this year, compared to the normal approximate \$25,000 income usually generated from outside memberships, swim lessons, etc.
- D. Consideration for more aggressive dues collection process raised (related to \$124,338 outstanding).
- E. Existing process is to post current and past budgets and financial data is available on the website. Issue raised by membership to make financial data on the website more accessible, with documented history of budget/spend memorialized.
 - 1. Suggestion to include a bullet for finances, and have all years in one place. Specifically, several members interested in having the actual spend compared to budget accessible with one another.
 - a) ACTION ITEM: Jason to update website to accommodate this request.
- F. Request for improved transparency on firehouse related expenses/income moving forward.

VI. Park Report (Matt Nepsa)

- A. National Night Out did not occur this year, but we did receive a grant for this which will be automatically rolled over to 2021.
- B. Had a mask event that went really well.

VII. Pool Report (Susie Smith/Jason Ament)

- A. Replaced heaters this season and have PSE coming out to update the lines for the new heaters.
- B. In order to open the pool during pandemic this season, great efforts were taken by many members to allow safe opening and use of the pool. Response from the community was overwhelmingly positive, and we appreciate everyone's hard work, patience, and perseverance.
- C. THANK YOU SUSIE FOR YOUR YEARS OF SERVICE!
- D. Amanda Williams has been appointed as interim pool manager over winter. Will hire a permanent pool manager in May.

VIII. Firehouse Report (Kelly Walshe)

- A. Possibility for renting out space to families brought up as an interest. (Currently not considering due to state/county mandates, but will consider in the future as gathering laws allow.)

- B. Request for specific plan for expense and revenue generation.
1. Will need to assess the market to determine appropriate rates after restrictions on gatherings are lifted.
 2. Initial assessments of property are projecting to net positive.
 3. Conditions: We believe that based on the comparisons, renting out the clubhouse will not require any remodeling.
 4. Requesting for a full financial plan including costs and revenue projection.
 - a) First step will be to pull together monthly actuals.
 - b) Darlene Weigle volunteered to take on this role of documenting and projections.

- C. Fence blew over from storm and there were rotted pillars.
1. Proposal to have Boys Scouts fix fence and extend as a community service project. Otherwise may just need community members to assist.

- D. Firehouse Acquisition- concern over process was raised
1. Almost impossible to convene a 20% quorum in order to do business.
 2. Members requesting more communication and issue of receiving regular newsletter was raised as a function of the communications trustee. Consider bulk mailing permit. (Option for email/snail mail/website)
 - a) Will address at November board meeting.

IX. New Business

- A. Updating of HOA By-Laws, for approval in 2021
- B. Approval of 2021 Budget
1. TBD by hard copy ballot returned to firehouse by Nov 3.
- C. Board Elections:
1. Due to an unplanned vacancy on the board, trustees determined by resolution to appoint Amanda Williams as interim Member At Large to fill the seat. Ratification of her appointment is needed for the remainder of her term, which will complete in 2021.
 - a) Motion to approve Dana Sox, second by John Skroch .
 - (1) Favor 36 , Opposed 0, Abstain 0

2. John Skroch, Greg Evans, Matt Nepsa, Rebecca Schwenk, and Katie Johnson are completing their terms this year, leaving 5 seats that are currently up for election this year.

a) The following members were nominated to fill the vacated positions (Vote TBD by hard copy ballot returned to firehouse):

- (1) John Skroch
- (2) Greg Evans
- (3) Matt Nepsa
- (4) Rebecca Schwenk
- (5) Katie Johnson
- (6) Nicole Dudley

D. Open Forum

1. Looking for creative ways for our community connect while we are not able to meet in person.

X. Adjournment- 3:15 pm

A. Motion to adjourn by Dana Sox, second Jason Ament

1. Favor 36, Opposed 0, Abstain 0