**ROLLING HILLS-GLENCAIRN**

**MEMBERSHIP ANNUAL MEETING**

**June 3, 2023**

The annual meeting was called to order by President, Eugene Hartman @ 1:00 pm

Board members in attendance: Eugene Hartman, Kathleen Parvin, Chris Otto, Eric Bowden, & Austin Harris. Absent: Dan Kelly, Alexandria Johnson, and Frank Walls. Also attending: office staff--Ruby Hall, Lisa Plumley, and 23 community members.

* Mr. Otto read the minutes of the June 4, 2022 annual membership meeting. Mr. Abbott motioned to accept the minutes as corrected. Ms. Shelly seconded the motion. Mr. Sponheim opposes all actions. Motion passed; minutes of the June 4, 2022 annual meeting are approved and entered into the association records.

**State of the Community Report**

* + **Community Facilities Report**- Ms. Parvin provided a power point presentation on our water system and community.
	+ A new clubhouse roof was installed September 2022.
	+ Pool was drained, cleaned, and repainted with an 8-year epoxy paint in September 2022. Pool deck needs to be replaced.
1. **Dock & Pier**
* Beach gate was rebuilt and is ready to be reinstalled pending security review.
* The following additional Aquatic Lease requirements need to be completed by end of 2028:
	+ Remove 3 piling stubs.
	+ Replacement of the 9 float attachment pilings with steel pilings
	+ Replace any deteriorated pilings identified in our yearly inspections.
* Community members have been hired to prepare the pilings for the 2023 Pier inspection.
1. **Water System Overview and Quality**
	* Active water connections are currently 446 with a capacity of 494 connections.
	* As of May 1, 2023, King Water Company was acquired by NW Natural Water.
	* Davido Consulting Group has completed engineering to replace our aging treatment system and filters have been ordered. Estimated project completion Summer 2023.
	* Old filters were removed in February 2023 and Well #1 was decommissioned and sealed in April 2023.
* **Financial and Budget -**Office manager, Ruby Hall, explained the following financial reports and answered questions.
	+ Lot Status Report
	+ Balance sheet & profit and loss as of April 30, 2023
	+ 2022-23 water and community Reserve fund balances
	+ Preliminary budget analysis for the 2023-24 fiscal year

The proposed 2023-24 budget was presented and discussed. Mr. Stu Ashley motioned to accept the budget as written. Mr. John Rowland seconded the motion. All members present were asked to submit paper ballots. All votes will be counted and compiled after the meeting.

**New Business**

* Mr. Johnson filed a verbal complaint to the board regarding remodeling debris & trash at residence on Riepma Avenue.
* Mr. Ashley motioned to accept nominations for the board of trustees as listed. Ms. Johnson seconded the motion. Motion passed unanimously.
* Position #1-(3-year term) Eugene Hartman (66 yes votes)
* Position #4-(3-year term) Eric Bowden (66 yes votes)
* Position #6-(3-year term) Daniel Kelly (66 yes votes)

**Public Comment**

* Mr. Sponheim questioned required number of votes for budget approval. Mr. Otto replied by referencing Rolling Hills-Glencairn Community By-Laws (dtd June 4, 2022)
* **Article V Meetings Section 3**. At all annual and special meetings of the members, fifty of the members of the corporation, present in person or by proxy, shall constitute a quorum for the transaction of any business appropriate to a members’ meeting. Each member shall be entitled to one vote, subject to the provisions of Article II, Section 1.
* Mr. Abbott thanked Ms. Parvin for her presentation and explanation of the new water filtration system.
* Ms. Dwight asked if we are “on track” in building our reserve fund.
* Mr. Abbott inquired about the water line distribution system life expectancy.
* Mr. Covello asked if there were any other options besides King Water.
* Mr. Johnson complained about speeding on Shawn Avenue.
* Mr. Ashley questioned the status of re-installation and necessity of gate.

The Tuesday, June 13, 2023 monthly board meeting is cancelled. The next regular board meeting will be Tuesday, July 11, 2023 @ 7pm.

The next annual meeting will be Saturday, June 1, 2024.

Meeting adjourned @ 3:20 pm

**2023-24 Budget Results**:

76 YES and 5 NO votes. The budget is ratified as presented.

Ballots counted by Ruby Hall & Lisa Plumley