

Stephens Grove

Annual Meeting Minutes March 25, 2024 - 7:00 pm

BOD Present: Alexandra Cresci, Cory Neal, Bob Brethen, Jason Ehrlich

BOD Absent: None

Hawthorne Management Present: Amy Harris

1. Welcome/Introductions – Cory

- a. Meeting opened @ 7:15pm and current board members were introduced

2. Establish a Quorum – Hawthorne Mgt

- a. Quorum requires 20% of homeowners
- b. A Quorum was not reached

3. Previous Annual Meeting minutes – March 2023 – Bob

- a. No formal meeting minutes from 2023 were available
- b. The annual meeting voting procedure was reviewed for those in attendance

4. 2023 - Year in Review (highlights) – Cory and Jason

- a. New Landscaping Company TerraGreen started December 2023
- b. New Management Company Main Street Management Group will start May 1st 2024
- c. Electronic Fob access for Pool , Tennis Court, Clubhouse was rolled out 2023

5. Financial Report – Jason

- a. 52 homes are currently delinquent with January 2024 HOA dues
- b. Current CD's were reviewed
- c. High Level review of the 2020 Reserve Study was discussed
 - i. Original study completed in 2011

6. Election of two (2) board members – Hawthorne Mgt

- A. Nominations taken from the floor

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- B. Introduction of Candidates
 - a. 3 candidates introduced themselves (Cory, Tina, Bob)
- C. Voting Procedure
 - a. Neighbors in attendance submitted their ballots (votes), with no quorum available the results were shared with the remaining the board members

7. Committee Reports – Board Members

- a. The urgent need for Architecture Committee members required
- b. Two potential volunteers will be pursued

8. Open Forum – Board Members

9. Election Results – Hawthorne Mgt

- a. No election results were available due to no quorum present

10. Adjourn – Cory

- a. The meeting was adjourned @ 8:12PM

The next BOD Meeting is April 22, 2024 @ 7:00pm in the Stephens Grove Clubhouse.