

Call to order. 7:05 pm

Directors present: Cliff, Terry, Ellen, Phyllis, Cindy, Scott (via phone)

Directors absent:

We failed to attain a quorum, so no vote was taken on board members. We had 36 homeowners either in attendance or proxies submitted, but we needed 49. Andrea is looking into whether we can use the same proxies at the next meeting. The current board will stand pat until the next annual meeting is convened with a sufficient quorum.

We will try again to hold an annual meeting on March 21, 2022. We will recruit volunteers in each building to knock on every door a few days before the meeting to collect proxies. We will also call every off-site homeowner a couple of weeks in advance asking for their commitment to submit their proxies.

For the benefit of those in attendance, Cliff reviewed the HOA's accomplishments over the last two years. The list was previously sent via email to all homeowners.

We did have a lively informal discussion on a range of topics. Projects for next year were discussed. We briefly discussed the EV charging station and Google fiber surveys. More on the surveys at our next meeting in January.

We presented the board approved budget and took questions. We answered all questions. No budget updates are needed based on our discussion.

Note: the board met on Oct 11th to go over the draft budget which was based on the 2021 budget with appropriate updates. We reviewed the budget line item by line item. We produced a markup and the final budget was approved unanimously at the meeting.