

Spyglass Ridge Homeowner's Association

Annual Meeting Minutes

January 11, 2022

The meeting was called to order at 7:00 PM by Board President Earl Nicholson.

A Board member quorum was established with the following Board members present: Alisa Wise, Don Carlson, Earl Nicholson, Mike Cleary and Pam Romig. Deana Guzman and Dan Williams were absent.

The agenda for the Annual Meeting was reviewed. It was moved / seconded by Alisa / Pam to adopt the agenda as presented. Motion carried 5 – 0.

The minutes of the December 8, 2021 Board meeting were reviewed. It was moved / seconded by Alisa / Pam to approve the minutes as presented. Motion carried 5 – 0.

Establish quorum for members – the presence of 45 members (20%) is required to establish a quorum. The records reflect the presence of 82 members in person or by proxy thus establishing a quorum for the meeting.

The minutes of the January 12, 2021 Annual Meeting were provided to all members. It was moved / seconded by Don / Pam to approve the minutes as presented. Motion carried by voice vote of members present.

Introduction of Candidates – there are three candidates for the three open Board positions: Brent Smith, Mike Cleary and Scott Ryder. Each candidate was provided with an opportunity to introduce themselves. The slate of candidates was approved by acclamation.

Review 2021 Income and Expense report – the year end financial report was presented by Tom Harkin with highlights noted.

Review 2022 Annual Budget – the approved 2022 budget was presented by Tom Harkin with specific notes to the breakdown and intended use of the funds allocated for operations, capital improvements and reserves.

Review of 2021 Community Operations –

Landscape Committee – Pam Romig

- Analysis and adjustment of the irrigation system resulted in savings of \$1,600 in water expense. Additional repair work on the system will likely be necessary in 2022.
- Tree replacements along Spyglass Drive were completed and irrigation provided.
- Ash trees along 27 Road were sprayed for bark beetle and are being monitored.
- Trail repairs and common area erosion control for 2022 are under study with proposals pending.

- A native grasses experimental program is underway.
- The grounds maintenance contract with WD Yards has been renewed for 2022.

Community Manager – Jennifer Mangan

- The new web site is operational and has been well received.

Board President – Earl Nicholson

- Spyglass Ridge is approximately 75% complete inclusive of those homes which have been completed and those which are currently under construction.
- While the Community Manager position has been inconsistent during early 2021, the position now appears to have been settled with Jennifer joining us and taking up responsibilities that were for a time, of necessity, handled by members of the community.
- The holiday party was successful with 67 people in attendance. It is anticipated that there will be a summer event this year as well.
- The new office arrangement was completed in 2021 and has enhanced the operation of the community.
- Thank you to outgoing Board member Dan Williams for his many years on the Board and the work that he completed on behalf of the community during his tenure.

Other Business – general comments and questions from members present to include expression of gratitude for the updated Directory of members.

It was moved / seconded by Pam / Don that the meeting be adjourned. Motion carried. The meeting was adjourned at 7:43 PM.

Respectfully submitted,

Mike Cleary
Secretary