

**Annual Meeting of Members
April 19, 2018**

Board Members

Attendance		Attendance		Attendance	
Ken Owen	Y	Judith Fuss	Y		
Roy Hartley	Y	Margaret Steele	Y	Jan Feigenbaum	Y

All members were signed in, checked for paid dues in order to vote, and proxies verified. 35 attended with 32 qualified votes. There were 26 households represented in person and 7 by proxy. One household represented and two non-resident guests were unqualified to vote. A quorum of members was confirmed.

The meeting was called to order at 7:05 P.M. by President Ken Owen.

1. The 2017 Annual Meeting Minutes were unanimously approved as presented.
2. The 2017 Year in Review is posted on the website and was included in the Annual Meeting Packet, distributed to all members.
3. Jan Feigenbaum presented the 2017 Income and Expense Report and 2018 proposed Budget. Homeowners raised questions about amount budgeted in 2018 for the picnic. After lengthy discussion, a motion was made and seconded to eliminate the picnic for 2018. A vote on the motion by show of hands failed. A motion was made and seconded to limit expenditure on the picnic to \$500 for 2018. The motion was approved. Questions were raised about the Association's legal expenditures in 2017 that greatly exceeded 2017 budgeted projections. Ken explained these were largely due to intensified Declaration enforcement action by the Board, demanded by members at last year's Annual Meeting. Members present who attended the 2017 Annual Meeting confirmed this assessment. Ken stated that enforcement efforts are ongoing, with one case still pending in court and two others in out of court negotiation. Several other enforcement actions during the year were successful without legal intervention. Judy Fuss explained expenditures for BMP repairs and how matching grant funds from JCC have greatly reduced our projected stormwater costs. A motion was made and seconded to approve the 2018 Budget as amended. The motion was unanimously approved.
4. The slate of nominees for Board of Directors was presented. With no nominations from the floor, the slate was approved by unanimous consent. Jeff Horvath and Margaret Steele will serve as Directors from 2018 - 2021. David Daugherty will serve as a Director from 2018 - 2020.
5. Ken recognized Roy Hartley for his years of service on the Board with a gift card to show PCHA's appreciation for his efforts.
6. Ken presented the idea of hiring professional management services to handle some work of the Board. This work is becoming increasingly complex and time consuming while time members have to devote to the HOA is constrained. The Board consulted with Berkeley Management to get an idea of costs and estimates this will add \$7,000 per year to the PCHA budget. Through a straw poll, 22 member households present supported the proposal and tasked the Board to get several bids for service before proceeding.
7. Business from the floor:
 - (a) Kim Nicholson suggested that PCHA participate in the "Little Free Library", a children's book swapping program. Kim said she would organize the program and get it set up in our Rec Lot. James Dunagan offered to build the "book house" structure without charge. The Board asked Kim to present more details on the project to the June Board meeting.

The meeting was adjourned at 9:10 P.M. by Ken Owen
Margaret Steele, Secretary HOA
Reviewed by the Board of Directors by email on 5/12/2018