

**MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERS MEETING**

**January 13, 2021**

The meeting was called to order at 7pm by Bernard Zanetti, President of the Association. The pledge of allegiance was led by Judy Bowes. A moment of silence followed for our troops and departed members. Bernard stated that this was not a regular meeting, but a members meeting and normally an election meeting. There will be different procedures. Tonights meeting will be officiated by our attorney, Web Milton.

Bernard introduced the those that were sitting at the head table: Joanne Fisher, Andy Christophersen, Stan Kowal, Mary Herrmann, Susan Gabriel and Judy Bowes and Web Milton.

Bernard turned the meeting over to Web Milton, attorney (Bush/Ross firm) for the association. Mr. Milton stated that this is the annual meeting for the community however it will be different as there will be no actual election because there are 5 people running for 5 seats. Web asked Judy Bowes, property manager from Qualified Property to confirm that the mailing was sent to all the residents of Millpond. She had the affidavit in her possession and Judy confirmed it was mailed. Web stated that Judy informed him that there is not a quorum for tonights meeting. She said we needed 223, however only have 125 proxies. However, he said that it is not a problem and that this will be just an informal meeting.

Web mentioned that one item on the agenda does have to be decided on and that is the informal voting of the approval of the Roll over of Excess Funds for IRS purposes. The vote passed in favor of rolling over the excess funds.

The next item on the Agenda were the Reports: Web asked Bernard for his report: Bernard thanked everyone for their help this past year. This coming year will be busy with several different projects and looking forward to 2021. Also hoping for the Covid vaccine to get distributed and begin to have parties back in the clubhouse.

Next item: Secretary's Report: Mary Herrmann- Minutes of the 2020 Annual Meeting: Since there is not a quorum, there can be no voting on any issues. So the minutes from the 2018 & 2019, 2020,2021 meetings will have to wait and be voted on in 2022. The minutes have been posted for a year and are also on the website.

Treasurer's Report: Joanne Fisher, Treasurer, read the Financial report as of December, 2020: Subtotal operating \$10,583.23, subtotal reserves \$122,717.08, subtotal other assets \$31,956.76, Total Assets: \$165,257.07. Subtotal current Liabilities \$15,874.73, Subtotal reserves \$122,717.08, Subtotal equity \$26,665.26, Total Liabilities & equity \$165,257.07. Bernard stated that there had been several expenses this past year, however Millpond is still pretty solid. There will be a major expense in 2021 will the renovation of the pool at \$45,000. Also just finished spending \$7500 for two new heaters for the pool/spa. Bernard asked for

any questions, there were none. He asked for a motion to accept the Treasurers Report. Andy made the motion and Mary seconded. Motion carried.

Unfinished Business: There was no unfinished business.

New Business: Opportunity for residents to speak or ask questions. Comments must be kept for 3 minutes.

~ a resident had a question about their property management company for section 4. Judy Bowes said she would help him after the meeting.

~a resident on zoom had a question about voting for the roll-over of the excess funds when there is not a quorum. It is not an official vote Web said that because this is an informal meeting it can be done. She also wanted to know why both pool heaters went out at the same time. Bernard explained that the heaters are 15 years old. And also there was a board meeting to approve that expense.

Being no further business, Bernard asked for the residents to approve a motion to end the 2021 meeting. They all answered yes to adjourn the meeting.

Bernard then opened up the second meeting which is a Board of Directors meeting. This is to appoint members of the Board. Bernard stated that Joanne, Mary, Andy and Stan and himself are staying on the Board. The new officers for 2021 are as follows: Treasurer: Joanne Fisher, Vice-President: Mary Herrmann, Secretary: Stan Kowal, Director: Andy Christopherson and President: Bernard Zanetti. Joanne made a motion to accept those positions, Mary seconded motion. The motion carried.

Being there was no further business, a motion was made by Mary Herrmann to adjourn the meeting. Joanne Fishers seconded the motion. Motion carried. The meeting was adjourned at 7:45pm.

Respectfully submitted: Susan Gabriel, Acting Secretary