

Linden Ridge Homeowners Association  
Meeting 20 September 2008  
Minutes

In attendance:  
Peggy O'Leary  
Christy Foster  
Zeke Englert  
John McDonald

In attendance were representatives of 19 Linden Ridge households and an additional 34 by proxy.

Peggy called the meeting to order and thanked everyone for attending the meeting.

As 50% of the homeowners were not in attendance a motion was made to suspend the 50% requirement rule. This was challenged as the bylaws printed from the Linden Ridge website do not include this information. Article 3 section 8 of the bylaws was read off of a copy of bylaws; however, the bylaws which are posted online only go to Section 6. The meeting was then officially started.

An announcement was made that the meeting is recorded for accuracy of minutes.

It was asked that everyone be respectful to each other and only one person speak at a time.

Article 4 section 1 was read by a homeowner and it was summarized that the board must be at least 3 and no more than 10 at all times. Since the board dropped down to 2 members, it was interpreted by the homeowners that the board no longer existed. Therefore the new board members appointed by the 2 member board were not validly appointed.

Barbara made a motion was made that the current board is non-existent because when the board was under 3 members, it was not a viable board. Eric Sadler seconded the motion.

Homeowners not eligible to vote being published on the website was noted to be inaccurate and done without the approval of the board. It was noted that the bylaws state homeowners not eligible to vote would be made available no later than 10 days prior to a meeting. It was stressed that the bylaws state they would be made available, not published and that it was a violation of confidentiality to the homeowners to have it published.

Questions were posed as to how this situation got to this point and why the board members resigned instead of sticking with the board and coming to a resolution within the board.

Each formal board member who had resigned gave a statement as to why they resigned.

It was agreed by all that it could have been handled differently; however this is how it was and it needed to be resolved today.

Question was asked why a check was deposited into an account other than the Linden Ridge account. Peggy made note that she was not aware of this and if she had been made aware, it would have been investigated and if an error had been made would have been corrected.

Comment was made that if the treasurer position was overwhelming then it was time to step down and let someone else take over.

Comment was made that all issues come down to workload and no one had been accused of being a crook.

Question was posed why everyone did not receive notice in a timely manner prior to this meeting. How many homes were addressed before this meeting? How many houses were not notified of this action in a timely manner prior to this meeting? Answers were given that everyone who was home at the time was notified or messages were left. It was asked why letters were not sent to each home to ensure everyone was fully informed in a timely manner prior to this meeting.

Barbara made a statement that the meeting was taken over and the motion on the table needs to be voted on. A vote was taken and all but 2 voted for the current board to be overturned.

Peggy agreed to turn over a flash drive of all the electronic records and all of the financial papers within 48 hours.

- This portion of the minutes was written by Christy Foster.

Nominations and elections were held immediately to put a new Board in place. Nominations for committees were also taken at this time. The Board agreed to meet as soon as possible to start the work of moving the Association forward.

A motion was made and passed to adjourn the meeting.