

WATERLEAF FALLS HOMEOWNERS ASSOCIATION, INC.

Date: Monday, March 24, 2014

Place: Cabelas

Annual Meeting Minutes

I. Call to Order

The meeting was called to order at 6:31pm by Abby Crandall. Directors in attendance were Abby Crandall and David Vail. Property manager Jim Smitherman was also in attendance.

II. Establish Quorum / Proof of Notice of Meeting

The sign-in sheet served as roll call and the proxies were certified and counted as valid. Quorum was established by members in attendance in person or by proxy. A copy of the meeting notice was sent by certified mail to Goodwin Management and served as proof of notice of the meeting.

III. Approval of 2013 Meeting Minutes

David Vail motioned to approve the 2013 annual meeting minutes with one correction. Abby Crandall seconded the motion. The motion passed unanimously.

IV. Manager's Report

Jim Smitherman presented the Manager's Report. Goodwin Management, Inc. is responsible for and acts as community liaison for three areas of the HOA:

1. Overseeing the common area elements and community contractors which include the pool/amenity center, landscaping and irrigation, and the exterior community fencing.
2. Accounting for the community.
3. Deed restriction enforcement which includes driving the community twice a month, dealing with issues arising from these drives, and architectural applications and guidelines.

Smitherman gave an overview of the financials, delinquencies, and violations of the community and answered questions.

V. Committee Reports

- The pool committee report was provided by Tracey Scheel. The pool opens the first weekend in May. There is a new pool key reader and the new pool keys can be ordered at poolkey.com.
- The welcome committee welcomed 130 homes in January and February and can be contacted at waterleafwelcomecommittee@gmail.com.

VI. Election on Amendment to the bylaws

The bylaw amendment election was taken by written ballot and tallied by Goodwin representatives. The proposed amendments to the following bylaws were passed by majority vote: Articles 5.4, 5.6, 5.8, 6.1 and 6.2.

VII. Board Election

There were five board positions up for election. The nominees were John Zinsmeyer (KB rep), Laurie Laura (KB Rep), April Miertschin (KB Rep), Tracey Scheel, David Vail, Derek Warren and Randall Whited. The vote was taken by written ballot and tallied by Goodwin representatives. The newly elected board members were John Zinsmeyer (KB Rep), Laurie Laura (KB Rep), April Miertschin (KB Rep), Tracey Scheel and David Vail.

VIII. Adjournment

There being no further business, the meeting adjourned at 8:00pm.