

**Florence Gardens Mobile Home Association**  
**47<sup>th</sup> Annual Meeting of Members**  
**11 February 2020**

Moderator Judy Parsons called the 47<sup>th</sup> Florence Gardens Mobile Home Association Annual Meeting of Members to order at 10:00 a.m. on 11 February 2020 in the main hall of the clubhouse. Dianne Riley, one of the Election Committee co-chairs, announced that the quorum had been met with 434 returned ballots by the start of the meeting.

The moderator invited the approximately one hundred fifty-five members present to join in saying the *Pledge of Allegiance* and asked the veterans to remain standing after the pledge to receive a thank you for their service.

Next, the members of the 2019 Board of Directors were asked to stand when their names were called. They were acknowledged with a thanks and applause. That was followed by the introduction of the candidates for the five open seats on the 2020 Board of Directors.

The minutes of the 46<sup>th</sup> Annual Meeting of Members were declared approved when no corrections were cited as necessary to the printed and distributed copies of those minutes.

After inquiring as to whether there were ballots yet uncast by members in attendance, the moderator allowed until 10:10 a.m. for receiving them and then declared at that time that the Election Committee members could start processing the ballots cast.

2019 Board President Gail Haskett had made available copies of her report about the accomplishments that occurred by the diligent work of that board of directors. Further, she summarized ongoing projects for fine-tuning or for development that had been prioritized for being worked on in 2020; they include working on communication through information technology and writing and following procedures, developing where documents will be stored and yet be accessible, establishing board policies and procedures and supporting HOAMCO's writing of operational procedures, prioritizing usage needs for 2020 reserve funds, researching 501 (C) (7) social clubs for a possible use in Florence Gardens, reviewing the RV storage yard's usage, supporting development of activities as our association membership changes, defining prudent use of experts (legal and insurance among others) to lessen risk, and continuing to develop the transition into being a professionally managed planned community. A copy of the president's report is included in the 47<sup>th</sup> Annual Meeting records.

Treasurer William Rimmer reported that the association was in a 'good cash position' in which the \$120,000 for the replacement reserve had already taken place for the 2020 budget year. He said that roughly \$80,000 more had been earned than budgeted for last year and that the bank accounts totaled around \$622,000 at year's end. His goal as treasurer is to oversee HOAMCO's financial accounting in such a way as to build confidence for future treasurers that good practices are in place for the FGMHA.

Yasmin Rodriguez (Association Manager) introduced herself and Laurie Daly (HOAMCO's Vice-President for the Southern District) and HOAMCO's staff for us in the office, maintenance, and kitchen.

The moderator then presented the history that allowed the association to get to the point at which the 1998 CC&Rs were finally replaced after two-thirds of the lots had owners signing concurrences for the recording in May 2019 of the updated declaration. Names of those who worked on the drafts of the documents and then all those who worked on the follow-through of education and of receiving signed concurrences from members were read; the many members involved were asked to stand and be recognized for a job well done.

Next, the moderator introduced and thanked the other members of the Annual Meeting Committee: Kit Cressler, Bev Oveson, and Peggy Waterman and their assistants.

The agenda item of 'one-minute commercials' was new and quickly caught on for showcasing activities within the association. It was felt that not all members were necessarily aware of the vast number of regular events in the common area that they might enjoy attending. For example, Bertha Murphree described the knitting group that meets once a week on Thursday afternoons; all may join in and work on any knitting and crocheting projects they want to bring and may share expertise for the hand craft skills. Ten other speakers talked about everything from ceramics to wood carving to water color classes to quilting to social gatherings for cards, entertainment or chit-chat. The Rock Star Hooligans earned a round of enthusiastic applause when the four women danced and rapped to an advertisement for their rock craft classes.

Using PowerPoint, Sharon Lee (Director and liaison to the Strategic Planning Committee) presented the recently updated strategic plan to the membership. A survey to assess what the members' priorities might be to certain identified projects, if they would then be users of the upgrades or improvement projects, and if they would be willing to have a special assessment to do any selected project are things that will be asked within the next month or two. The strategic plan with five major goals and measureable objectives will be part of the record for this meeting of members.

Recess for refreshments took place from 11:20 a.m. to 11:30 a.m. Cookies, punch, and coffee were served.

During the agenda item on members' comments, William Rimmer challenged members to donate to a capital improvement fund; he reported he would give \$100 and got a hearty response of willingness of others to do the same. Director Rimmer stated he would be making a motion for the board to set up a capital improvement fund soon. Another member asked about the publication of the committee's annual reports; it was offered that they are available in the office and would be e-Blasted to all owners.

At 11:46 a.m. Darlene Olsen, a co-chair of the Election Committee, reported to the moderator that the votes for the candidate for the FGMHA Board of Directors had all been counted. The five greatest vote-receivers were the following: William Rimmer with 381, Chris Vannice with 356, Sharon Lee with 355, Cherylle Arends with 332, and Nick Treinen with 314. The first two named individuals each received three-year terms, the middle one received a two-year term, and the last two named individuals each have a one-year term.

It was announced that the counting of votes for the amendments and the question would continue into the afternoon and that the results would be posted as soon as they were available. The moderator recessed the meeting at 11:52 a.m. and said it would be reconvened when the tabulations were completed.

At 12:52 p.m. the Election Committee brought in the final tallies: all eight amendments to the Bylaws passed with the threshold being met of two-thirds approval of all votes cast for each, the five updates to Section A of the FGMHA Rules and Regulations solidly passed with majority votes in favor of each, and the IRS Revenue Ruling 70-604 for 2020 passed with 386 YES and 9 NO.

Moderator Judy Parsons adjourned the 47<sup>th</sup> Annual Meeting for Members at 12:55 p.m.

FGMHA Board Secretary:

Approved: