

MINUTES
ALAMEDA SOUTHRIDGE OWNERS ASSOCIATION
ANNUAL MEETING - NOVEMBER 11, 2021

The annual meeting was called to order via Zoom at 6:33pm by President Jeff Schwehn. Board members present: Wade Echtenkamp, Janet Flores, Kyle Moberly, Ken Mompellier, Jeff Schwehn, Sharon Stadvold and property manager Dolores DeMers. Absent: Gary Goodrich. Homeowners also participating via Zoom were Ron dePiazza, Marna Hall, Tom Paz, Bruce Kite, Stacie Valdez, Katherine Dickerson, Gloria Hacker, Dan Morrow and K. Francis. There were also 11 proxies. President Schwehn declared a quorum was met.

The 2020 annual meeting minutes were approved with two corrections with a motion by Tom Paz and 2nd by Ken.

President Jeff Schwehn welcomed all and identified Board members. He noted the Board has met six times in 2020 with a focus on landscaping maintenance to assure the best aesthetics for the Association. He and the Board have also been working on revising the Association governing documents. The Welcome Committee has resumed connecting with new members within 90 days. The Board has worked on expanding the Neighborhood Watch Program and the Architectural Committee has been active insuring all changes to properties are appropriate. The Landscaping Committee has been working to keep all landscaping up to Association standards. Four homeowners active in the Association have passed away: Jim Clayton, Sid Donnelly, Tom Powers and Dr. Phil Taulbee.

Wade Echtenkamp presented the treasurer's report stating there is a balance of just over \$49k with \$31,161 in savings and \$17,860 in the operating fund. He expects \$11-12,000 to be left over in the operating funds at the end of the year.

Wade stated the current irrigation system was installed in 2013 with a 7-8 year life expectancy. The Association has had to consistently spend money on repairs in the past year, particularly in the Los Arboles area where several plantings have been lost due to lack of water. Replacement of the current irrigation system is estimated around \$15,000. There is also approximately 1500 ft of wrought iron fencing maintenance which will need to be addressed. The accountant doing the financial compilation also noted that \$31,000 is not enough for the Association to have in reserve. The proposed increase of \$50 in Association fees (from \$550 yearly to \$600) would enable the Board to address some of these issues. Sharon Stadvold moved to approve the proposed budget with a second by Gloria Hacker.

Discussion followed with comments from Bruce Kite, K. Francis, Janet Flores, and Ron dePiazza. Question was called by President Jeff with the budget passing 25 yea to 1 no by Bruce Kite.

President Jeff noted that he and Ken Mompellier have terms ending on the Board. Wade Echtenkamp has completed a two year term and nominated himself for another two years. Kamal Francis and Russ Fitzroy were nominated and Stacie Valdez nominated herself. That will bring the Board membership to 8. It was moved by Sharon and seconded by Ken to accept all nominations. Motion approved.

Gloria Hacker mentioned her concern over spraying herbicides and trash littering. Ron dePiazza remarked the Association had a clean up in the past in conjunction with the city-wide clean up Tom Paz expressed appreciation to the current board for their dedication and work, especially President Jeff Schwehn, Wade Echtenkamp and Kyle Moberly.

The Board organizational meeting will be Thursday, December 2nd via Zoom, where officers for the 2022 year will be elected.

A motion to adjourn was made by Kyle with second by Tom Paz. The meeting was adjourned at 8:09pm.

Respectfully submitted,
Sharon Stadsvold, Secretary.