

**HIGHLANDS ROSEDALE HOMEOWNERS' ASSOCIATION NO. TWO, INC.**  
**MINUTES OF ANNUAL MEETING**  
**January 23, 2014**

**Attendance:**

Board Members: Robert Berube, Paul Herzing, Tom Repp, Jerry Yake

Owners: Jerry Foley, Richard Hass, Carrie Mueller, Susan Onstine, Phil Recoon, Sharon Repp,  
David Riechert, Arlene Silverman

Proxy Votes: Eusebi, Herbert, Jeffer, Mallarino, Mattei, Nagy, Newton Development (3),  
Phillips, Ragland, Surface.

Non Attendees- No Proxy Received: Cone, Corteel/Spellman, DiMartino, Green, Haigh, Lim,  
Mathioudakis, McIvor, Meyer, Nelson, Padula, Pike, Vogiatzoglou, Voller.

The Annual Meeting was called to order by President Tom Repp at 3:05pm. at the Rosedale Golf and Country Club. Notification of this meeting to the membership was made 30 days in advance as required in the By-Laws and was made on three different occasions. It was determined that there was a quorum of total membership and official voting business related to the By-Laws could be conducted.

Tom introduced the Board members to the owners present and explained the duties of the different members. In Reon's absence, Robert Berube read the Secretary's report. Dick Hass moved to accept the minutes from the 2013 annual meeting and Jerry Foley seconded. The motion passed unanimously.

**Voting Ballot: Change in By-Laws**

The ballots were counted and 22 members voted to change the Annual Meeting from the month of November to January. There was one (1) vote against the proposed change. Paul Herzing moved and Richard Hass seconded to formally accept the vote changing the date of the Annual Meeting to January. The motion passed.

**Election Ballot: Board of Directors**

The Nomination Committee work of Donald Green, Bob Mallarino and Phil Recoon resulted in one application for the open board position. The only respondent was from incumbent Reon Onstine. Tom asked if there were any other nominations from the floor and there were none received. There was a motion by Dave Reichert and seconded by Paul Herzing to appoint Reon Onstine to a three year term. The motion passed unanimously.

**Treasurer's Report**

The Treasurer's report was made by Jerry Yake. He presented three financial statements: an income statement for 2013, a balance sheet for 12/31/13 and a budget for 2014 (see attachments).

Discussion followed and included the following:

- HOA dues will remain at \$450 per quarter through 2014. With inflationary increases, the Board will monitor the budget and review each year.
- The Teal Landscaping contract was increased by 5%. This is the first increase since the inception of HD Two. The Board has contracted through Teal to trim the oak trees and palm trees along the wall (most likely done in May). A review will be conducted in the fall to see if the palm trees need to be trimmed again.

A motion was made by Dave Reichert and seconded by Dick Hass to accept the Treasurer's report . The motion passed unanimously.

### **Presidents Report**

Tom reported a very successful first year for our HOA. Highlights were:

- Exterior painting of homes...special thanks to Susan Onstine and Sharon Repp for all their work with the painting co-ordination.
- Roofs were cleaned.
- New contracts for our HOA insurance (General Liability, Officers and Directors, Workers Comp and an umbrella package) resulted in saving over \$900 from our last contract.
- A new contract on our back-flow annual inspection saved \$280.
- Painting the lamp post lights ourselves saved over \$1600.
- Discussion on repair and maintenance of the lamp posts pursued. It has been decided that the individual homeowners be responsible for repairing and maintaining these lights effective immediately. Tom will see if he can find a service person who works on lamp post light maintenance and ask that the contact name/phone number be posted on the Rosedale Homeowners Council website under "Service Providers".

### **Other Business**

Jerry Foley thanked Tom and all the Board members for the great work being done for the HOA in our community.

Tom asked if there was any further business and hearing none, he asked for a motion to adjourn. The motion was made by Dick Hass and seconded by Dave Reichert to move for adjournment. The motion passed.

Submitted by,  
Robert Berube

Attachments: Treasurer's Statements

Sheet1

Rosedale Homeowners 2  
Income Statement  
12/31/13

	<u>Budget</u>	<u>Year to Date</u>	Over <Under> Budget
Cash			
Reserve from 12-31-12	75137.22	75137.22	0
Petty Cash	200.00	200.00	0
Homeowners dues	66600.00	66600.00	0.00
Cash available	141937.22	141937.22	0.00
Expenses			
Backflow Checking	1110.00	814.00	-296.00
Banking		73.66	73.66
Insurance	3244.00	3179.91	-64.09
Irrigation	600.00	897.50	297.50
Lamp Post Lighting	360.00	558.04	198.04
Landscaping and Groundskeeping	37296.00	36792.00	-504.00
Legal	500.00	146.00	-354.00
Mulch	5500.00	0	-5500.00
Postage & Office Supplies	400.00	264.58	-135.42
Roof Cleaning	5000.00	4995.00	-5.00
Taxes	61.25	70.00	8.75
Painting of Homes	74375.00	46715.00	-27660.00
Total Expenses	128446.25	94505.69	-33940.56
Reserve balance	13490.97	47431.53	33940.56

Sheet1

Rosedale HD Two  
Balance Sheet  
12/31/13

Assets

Cash in Bank	\$47,231.53
Petty Cash	200.00
Total Assets	<u>\$47,431.53</u>

Liabilities

Remaining Painting Contract	\$27,625.00
Reserve Balance	\$19,806.53
Total Liabilities & Reserves	<u>\$47,431.53</u>

Sheet1

Highlands Rosedale Homeowners No.2  
Budget  
2014

Income

Homeowners dues \$66,600.00  
((\$450 QTR))

Expenses

Accounting 100.00  
Backflow Checking 925.00  
Taxes 125.00  
Insurance 2321.00  
Sprinkler repair 1000.00  
Landscaping and Groundskeeping 41026.00  
Legal 250.00  
Mulch 11000.00  
Postage & Office Supplies 400.00  
Tree Trimming 5133.00  
  
Total Expenses 62280.00

Surplus \$4,320.00

Accumulated Surplus\* \$24,127.00

\* Includes \$19,807 from 2013