LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.
Annual Meeting of the Membership
October 7, 2017

Time & Place: 9:00 a.m. at the Laguna Nueva Clubhouse
Directors Present: Ric McCarthy, Lorraine Foster, Dijon Woods
Others Present: Community Manager Deborah Markham and 16 homeowners,

Annual Meeting Minutes

Establish a Quorum
Quorum was met with the return of 51% absentee ballots...

Call to Order- Roll Call

The meeting was called to order at 9:13 a.m. The Board and homeowners introduced themselves.

Volunteers to Open and Tally Ballots
Marcy Grady, Lisa Valentine, and Carol from CDM volunteered to open and tally the votes.
Reports:

a. **President's Report** – Ric McCarthy welcomed all homeowners to the meeting and thanked all for giving their time and attending. Ric then gave an overview of the goals of this meeting.
b. **Treasurer's Report** – Lorraine Foster gave report on budget totals, balance sheets along with a Cash Operating Balance of $47,411.78: Reserve Balance of $240,080.74: & Delinquent Assessments of $18,608.10.
   Motion to approve by: Ric McCarthy 2nd by: Jay VanArsdale Approved
c. **Maintenance Committee** – Ric spoke to all the big and small maintenance needs so far this year and asked for all homeowners to please pay attention to the large and small details within your personal buildings and all common grounds such as leaking water softeners, check all water valves regularly, plumbing, loose hand rails, burnt out bulbs etc. We have saved a lot of money by fixing these little things ourselves and not hiring outside contractors at $97.00 per service call for light bulbs. When you see something that needs attention please call CDM @ 702 298-5592 and let them know the issue. Give details, what building, where on the property you see the problem and they will take care of it. We had some major repair expenses this year...over Memorial Day weekend some homeowner/renter/guest flushed baby wipes down the toilet and they broke our lift sewer pump system and its costing us $25,000.00 to replace and repair...also that same weekend a homeowner/renter/guest let their children swing on the pool gate and broke it and repairs cost us $3000.00...then on July 4th a homeowner/renter/guest set the palm trees near the heli pad on fire along with the property next door and it's going to cost us several hundred dollars if the trees need to be replaced...all this went on over a 3 month period and not one homeowner/renter/guest took responsibility for their actions so needless to say we have gone way over budget this year. So if you can inform us when you see something that needs attention please contact CDM so we can take care of it in a timely manner and if you see someone abusing our property please

contact CDM and give as many details as you can to help us catch the ones disrespecting our community... Jack Norris and John Foster has volunteered to clean the docks and make the needed repairs on the cleats, bumpers, loose screws etc. he will also pressure wash the docks so if it gets a little loud while he's cleaning please be patient with him he is doing a "good thing" ☺ Thanks Jack Norris and John Foster

d. **Marina Committee:** Ric McCarthy spoke about the marina...we know some of you are concerned with the muddy looking water of our marina but please know we are working on it...we have a very healthy marina and we depend a lot on the river coming up and down to flush new water in and old water out but it is a work in progress.

Presentation & Discussion of 2018 Operating & Reserve Budget: Lorraine Foster spoke to the subject of all the unexpected expenses our HOA has incurred this summer and the fact that our Reserve Study did not include labor on the items listed in the reserve so we have had no choice but to raise our HOA dues $10.00's per month starting January 1st 2018...we felt this was a lot more doable than an assessment...Lorraine also spoke to the subject that CDM, our HOA management company, has not rec'd a raise since 2008 so the Board voted to raise CDM from $10.00 per unit to $11.50 per unit which works out to $1268.00 per year or a $1.50 per unit per month. Motion to Approve: Ric McCarthy 2nd John Foster Approved by all.

Homeowner Open Forum: Several homeowners spoke and most of the comments were concerning dogs on leashes verses those homeowners that never put their dogs on a leash and don't care, dogs in the pool, questions on the enforcement or lack of enforcement of our CC&R's, security...placing camera's around our community, parking issues and most everyone agreed that COMMON COURTISY is needed from all homeowners/renters/visitors.

New Business:

a. Approval of 2016 Annual Meeting Minutes: Motion to Approve: Ric McCarthy 2nd: Lorraine Foster Approved
b. Ballot Election Results: Lorraine Foster, 27 votes, Kathy Enslow, 25 votes, Sue Harrison, 24 votes
   Motion to Approve: Ric McCarthy 2nd Jay VanArsdale 17 Approved 3 Abstained
c. Survey Results regarding Length of Condo Rentals: our survey showed
   21 – "yes" to move forward to change CC&R's
   9 - "no" to leave CC&R's as they are
   5 - uncommitted
   So everyone agreed that since we cannot get ALL homeowners to vote one way or the other the Board is forced to table this subject for now...but Dijon, board secretary, put together a "rental packet" with forms that are required from all homeowners renting their unit along with a list of requirements and suggestions needed to be in complete compliance with our CC&R's when renting your unit. We will be posting that on the website in the near future or you can pick one up at our HOA office.

Motion to Adjourn was made by: Ric McCarthy 2nd: Lorraine Foster 2nd Vote 4-0

Meeting Adjourned @ 11:16 p.m.

Respectfully submitted

Dijon Woods
Secretary

LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.
Executive Board of Directors
Annual Organizational Meeting Minutes
October 7, 2017

Time & Place: 11:28 a.m. at the Laguna Nueva Clubhouse

Directors Present: Ric McCarthy, Lorraine Foster, Dijon Woods, Kathy Enslow
Others Present: Community Manager Deborah Markham

Establish a Quorum/Call to Order

1. A quorum was established with 4 board members in attendance.
   The meeting was called to order at 11:28 a.m.

2. Election of Officers:
   - **a.** President-Ric McCarthy
   - **b.** Vice-President-Kathy Enslow
   - **c.** Treasurer-Lorraine Foster
   - **d.** Secretary-Dijon Woods
   - **e.** Board Member-this 5th Board position will be appointed by the Board at the January 2018 Board of Directors Meeting. The position came open after the ballots went out to Homeowners so the position could not be filled from the election. Homeowners were only asked to vote for 2 positions.

   Motion to approve new board by Lorraine Foster 2nd:Ric McCarthy Vote 4-0

3. Designate Signers for Association Bank Accounts are Ric McCarthy, Kathy Enslow and Lorraine Foster.

4. Schedule of 2017 meetings are:
   January 16th, 2018 @ 9:00am,
   April 11th, 2018 @ 9:00am,
   July 12th, 2018 @ 9:00am,
   October 6th, 2018 @ 9:00am.

Motion to Adjourn was made by: Ric McCarthy 2nd: Lorraine Foster 2nd Vote 4-0

Meeting Adjourned @ 11:43 p.m.

Respectfully submitted

Dijon Woods
Secretary