

Minutes from  
SKHOA BOD Meeting  
Wednesday, 11/20/24

Attendees: Troy, MaryCay, Marv, Marcy, Sergio, Chuck, Larry, Sharon & Ben (Lotane Residence)

Troy called the meeting to order at 5:30 p.m.

1. Troy Motioned that Board Reviewed Proposed Bylaws Changes to be presented at the HOA Annual Meeting on 1/11/2025.

Marv Seconded

Discussion by Board

Called to Vote on proposed changes > 9 – Yes & 0 – No = **PASSED**

#### **ARTICLE V - OFFICERS**

- SECTION 2 – The Board of Directors shall consist of no less ~~nine (9)~~ than **five (5)** and no more than ~~eleven (11)~~ **seven (7)** members. It shall include the President, the Vice President, the Secretary, the Treasurer, and ~~five (5)~~ **one (1)** to ~~seven (7)~~ **three (3)** Directors. A majority of the Board shall constitute a quorum necessary to vote upon matters brought to the Board. On matters voted upon by the Board, each member of the Board shall have one vote.
- SECTION 3 – Any officer by an affirmative vote of at least ~~six (6)~~ **four (4)** other officers may be removed from office for malfeasance or nonfeasance in the performance of these duties as officers of the Association. Missing two (2) consecutive Board meetings without proper and extenuating circumstances constitutes nonfeasance.

#### **ARTICLE VI – ELECTION OF OFFICERS AND VOTING PROCEDURES**

- SECTION 10 – Should a vacancy occur during the year causing the minimum number of directors of the board to be less than the minimum required, the board by may vote by a majority vote a member to complete the vacant term.

#### **ARTICLE VIII – Dues and Assessments**

- SECTION 1(d) – The Board of Directors may not exceed ~~Twenty Thousand Dollars (\$20,000.00)~~ **Forty Thousand Dollars (\$40,000)** per expenditure unless approval of the membership is obtained at a properly convened meeting, with notice posted no earlier than forty-eight (48) hours prior.

2. It was noted that there were no volunteers for any of the Board of Directors positions and that the slate requires notice to the owners 4 weeks prior to the HOA meeting 1/11/2025. Documents for the Annual HOA meeting 1/11/2025 are to be sent by no later than **DECEMBER 13, 2024**.
3. Troy Motioned to Discuss Vesta Management company proposal  
Marv Seconded  
Discussion by Board.  
Phase 1 is HOA management except for the accounting. The cost is \$20,000. Discussion of what was included in the agreement and the need of assistance with the new law starting 2024. HOA will get monthly bills & charges can be reviewed. Troy will cover the agreement at the annual HOA meeting with the membership  
Called to Vote on contracting with Vesta Management > 9 – Yes & 0 – No = **PASSED**  
Phase 2 – Accounting will be reviewed in 2025
4. Board reviewed the financials. There were no concerns.
5. Meeting was adjourned at 6:15 by Troy