

**STONEGATE VILLAGE OWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERSHIP AND BUDGET RATIFICATION MEETINGS**  
**OCTOBER 23, 2023**

**CALL TO ORDER**

The meeting was called to order at 6:02 p.m. by David Marshall President, Stonegate Village Owners Association President, via Zoom Teleconference Meeting. Notice was given to all members in accordance with the Bylaws of the Association. Mr. Marshall noted that we did have a quorum to conduct the meeting. Mark L. Eames of PCMS was also present. Mr. Marshall introduced the current Board Members:

Dave Marshall – President; Tom McHenry - Vice-President;  
Sean Donlin - 2<sup>nd</sup> Vice-President; Daniel Dettwiler- Secretary  
Frank Silici – Treasurer

**MEETING POLICY**

A member in attendance, stated that he did not believe the Association met its requirements for notice of the meeting, specifically “posting of notice of the meeting of the Members in a conspicuous place within the community.” Mr. Eames stated that the posting of notice resolution for the meetings, also states “if feasible and practical.” Mr. Eames identified the various ways the Annual Membership and Budget Ratifications Meeting information was posted; posted on the community website, posted in the newsletter for three months and the actual Notice was also physically mailed to all owners of record prior to the meeting. The newsletter was also physically mailed and sent electronically each of those 3 months. Upon final review, a motion was made, seconded to close the meeting, and resend notice to the Members to reschedule at a date/time selected by the Board of Directors. Based upon a verbally tally of the vote of the Members present, the motion failed.

**APPROVAL OF THE 2022 ANNUAL MEETING MINUTES**

Mr. Eames asked the homeowners in attendance to review the November 21, 2022 Annual Meeting Minutes, if they had not already done so. Motion was made and seconded to approve the minutes as written and presented. The minutes were unanimously approved as presented.

**OFFICER AND COMMITTEE REPORTS**

**2023 FINANCIAL REPORT AND 2024 BUDGET RATIFICATION**

Mr. Eames reviewed the 2023 financial condition of the Association and then presented the 2024 Budget. Key points discussed were as follows:

- Mr. Eames reviewed the proposed 2024 budget with the members, explained how the budget amounts were established and addressed questions from the floor.
- It was noted that the assessment rate for 2024 will remain the same as 2023 at \$200.00 annually, billed quarterly at \$50.00 and the 650 attached homes assessment will remain at \$60.00 billed annually.

Due to less than a majority of the homeowners voting against the proposed 2024 budget, 57 owners opposed, the 2024 budget was ratified and confirmed as presented.

**Stonegate Village Owners Association**  
**Annual Membership and Budget Ratification Meetings**  
**October 23, 2023**  
**Page 2**

**NEW BUSINESS**

**ELECTION OF DIRECTORS/SECRET BALLOT TABULATION RESULTS**

Mark Eames announced that three homeowners had expressed an interest in serving on the Board of Directors: Frank Silici, Dave Marshall and Tom McHenry and write in nominees Mike Rudolph, Nick Wood, Nick Stewart, Michael Rudolph, Nick Woods, Erik Landgren, Don Smith, Nick Jasurda, Nicholas Jasurda, Rich Ray, Scott Baker, Kerrie Roberts and Larry Benda, to fill the three open Board seats.

The members were asked if there were any concerns on Mr. Eames confirming the tabulation. A member in attendance, stated that a management representative should not be provided the authority to confirm the tabulation. Upon review and there being no other members in attendance that shared the members position, it was thereby agreed by all present, to allow Mr. Eames to confirm the tabulation, as presented. Mr. Eames noted, that a member has the right to set up an appointment with PCMS to review the ballots, during business hours. Congratulations went out to Franch Silici, Dave Marshall and Tom McHenry for being re-elected to three-year terms on the Board of Directors.

**HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS**

Director Marshall opened the floor to general questions.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:04 p.m.