

## Southbridge Home Owners (HOA) Annual Meeting

May 2, 2016 Lucky's Restaurant 6:30pm

1. Roll call 6:40pm. In attendance: Sue Springman, Michael Hammer, Jean Herzberg , Robert Lee.
2. 12 residents were in attendance.
3. Introductions:

The HOA began in 2013. Don Tierney started the HOA budget with a \$5,000 deposit. \$25 are collected each year from each homeowner. Mysouthbridge.com is a good resource for all Southbridge Residents. The Annual Meeting is held each year on the first Monday in May.

- 4<sup>th</sup> year of Southbridge Homeowners Association
- Email Communication list is a work in progress
- The Budget is getting streamlined
- Largest job for HOA is collecting annual dues
- Two additional HOA's are beginning within Southbridge

4. Dues – 90 % have paid 2015-2016 dues (Approx. 192 -193 lots in the HOA)
5. HOA/ARC Discussion:

- Southbridge has 1 HOA up and running, Don Tierney has 2 more HOAs that are beginning
- HOA has Bylaws. The ARC has Covenants. To change any covenants, a homeowner's vote must have 50% + 1 in votes to pass covenant changes.

**\* Buck Karnes and Jean Magnes of the ARC (Architectural Committee) held a brief question-answer session.**

6. Suggestions from the floor:

- After each HOA meeting, emails of the minutes could be sent out to all residents
- Continue to ask residents for email addresses to eliminate mailings
- Suggestion to change annual meeting date

7. Elections:

- Robert Lee will be stepping down from the HOA Board
- Sue Springman, Michael Hammer, and Jean Herzberg were elected. Write in Ross Maurer

Adjourned : Motion Becky Second Sherry

