

Laurel Ridge Country Club Homeowners Association

Annual Meeting Minutes, 8/16/2023

The meeting was called to order by President Richard Schley @ 3:30 pm PM. Present were approximately 14 members and 4 board members, Richard Schley, Tom Hines, Kathy McInnis and Becky Nickol.

There was a quorum (30% of the membership) represented.

Certification of Notice of Annual Meeting

It was certified that a notice of the Annual Meeting was sent by mail to the membership on or before June 15, 2023 announcing the Annual Meeting date, time and location. The meeting was conducted at the date, time and place specified.

Election of New Board Members

The Board has nominated Kathy McInnis for the board of the HOA. The nomination was approved by the members present.

Approval of 2022 Annual Meeting Minutes

The attendees approved the 2022 Annual Meeting Minutes by acclamation.

President's Report

- The HOA continues to conduct business to maintain the property values of Laurel Ridge. The neighborhood remains good and the HOA dues continue to remain low.
- The short-term rental policy of 6 months or more is being enforced and there are no problems.
- The HOA website is being updated in a timely manner with all documents on line and available for members to access. HOA members are encouraged to provide the Board with current email addresses in order to appropriately communicate as needed.
- External changes to properties within the HOA needs to be approved by the Board.
- Tom Moran is the new owner of the Laurel Ridge Club. HOA members are encouraged to support it.

Treasurer's Report and Proposed 2022-2023 Annual Budget

Becky Nickol presented the 2022-2023 Treasurer's Report and the 2022-2023 Proposed Budget for approval. The 2021-2022 Treasurer's Report and 2023-2024 Proposed Budget were approved by acclamation.

Old Business

Nothing to report

New Business

The HOA made a \$500 donation to the Waynesville Police Department for patrolling the neighborhood twice each day. Homeowners can contact the police if they feel the need for additional home and property checks.

Weather conditions and some property clearings have had an impact on more falling trees, branches and debris. These incidents have caused some property damages and power outages. HOA members are strongly encouraged to keep trees and brush neatly trimmed, and to remove any dead trees or limbs that could fall on the road, on or near a transformer box, or on a neighbor's property. The town will pick up tree debris that is 6 to 7 feet in length and neatly piled up.

Adjournment of Meeting.

Richard Schley adjourned the meeting at 3:57 PM.