

PRESERVE ASSOCIATION BOARD OF DIRECTORS

ANNUAL MEETING MINUTES

Tuesday, May 14, 2024 7:00 pm

Meeting called to order at 7:03 pm by President Tim Rush

Attendance:

Board Members: Tara DeCrow, Tim Rush, Paul Musegades, Traci Bartz, Kent Wood, Lisa Hokkanen, Shone Clark, Michael Beukema,

Absent: Chris Domnisoru

Residents: Corlyss Affeldt, Cindy Parsons, Amy LaRue, Owen LaRue, Jesse Parsons, Darin Peterson, Lee Wenzel, Sue Zachman, Steven Olson, Maria McCann, Ali Clare, John Joyce, Jean Sundlof, Susan Wolf, Jason Roble, Tammy Lossing, Ray Samide, Steve Bartz

Staff: Scott Anderson, Cindy Fuchs,

Tim thanked everyone for coming to the 2024 Annual Preserve meeting and explained that The Preserve is actively planting new trees and are taking good care of our assets. Tim thanked Chris Domnisoru for his long-term service with the board and for all the work he and Yvonna does in The Preserve. The Board members introduced themselves. The residents introduced themselves, said where they lived, and how long they have lived in The Preserve.

Agenda Approval:

Tim called for a motion to make amendments the agenda. No changes were needed. **Motion** made by **Ray Samide** and **seconded** by **Cindy Parsons** to approve the agenda. All in attendance voted aye. **Motion passed.**

Reading of last year's Minutes Suspended:

Tim called for a motion to suspend the reading of last year's annual meeting minutes. **Motion** made by **Jean Sundlof** **seconded** by **Maria McCann**. All in attendance voted aye. **Motion passed.**

Motion to approve last year's annual meeting minutes:

Tim called for a motion to approve the minutes of our last annual meeting on May 9, 2023; **motion** made by **Kent Wood** **seconded** by **Shon Clark** All in attendance voted aye. **Motion passed.**

Treasurer's Report – Tara DeCrow

Tara DeCrow, Treasurer, discussed the results of the Preserve Association's bylaw mandated Annual Audit. Tara explained that the audit report concluded that the financial statements examined by CPA firm Casey, Menden, Faust & Nelson. We did pass the audit – which means our financial statements fairly represent the financial position of the Preserve along with an accurate reflection of its operations and cash flows for the year ended 2023. No fraud was detected nor is any suspected. Our healthy Reserve Funds will help to meet these future financial obligations.

Design Review Committee Report

Michael Beukema, Chairman of the Preserve Design Review Committee introduced committee members Traci Bartz, Lisa Hokkanen and John Joyce. Explained the purpose of the DRC is to maintain the natural environment of The Preserve. In 2023 there were 61 requests. All were approved with an average of 6 days turn around. discussed the resident design review request form and process that residents should follow to get their home improvement projects approved. All residents must submit plans before starting any exterior construction, alterations, color changes, landscaping or landscaping changes. The Design Review process follows the Preserve's governing documents. The Design Review Request form and Guidelines can be found at preserveassociation.com.

Conflict of Interest Report

Paul Musegades, Vice President, described the Preserve Associations Board of Directors Conflict of Interest Policy that is discussed at least annually at regular board meetings. Board members sign a statement indicating they will promptly disclose any conflicts they may have while serving. Paul shared that since he is a part-time employee at the Preserve, he steps away from board discussions regarding Preserve office salaries and other Preserve employee salaries; and does not participate in votes surrounding these topics to avoid any possible conflicts of interest due to his employment with The Preserve. This has been disclosed and approved by our attorney, auditor, and is stated in our by-laws that there is no conflict of interest with Paul working for The Preserve.

Board Member Election:

Candidates introduced themselves and said a little bit about why they wished to run for the Board seat
Election Results

Nominating Committee identified three candidates who were interested in serving a three-year Preserve Board term. Lisa Hokkanen, Secretary, moved the slate of four candidates for nominations as follows: Lisa Hokkanen, Tara DeCrow, and Ali Clare. After the move was seconded by Lee Wenzel, members voted for up to three of the candidates since there were only three open board positions.

By tally and acclamation, Lisa Hokkanen, Tara DeCrow, and Ali Clare were elected to The Preserve Board of Directors for a three-year term.

General Manager update:

Scott Anderson gave an update on 2023 upgrades to Walking Paths, Swimming Pools, Barn, Landscaping and Tot lots. Gave an update on the many events held Sprin Clean up day, Wine tasting, pickleball clinics, pickleball tournament, bingo night with a food truck, BBQ, Santa, Beach Blast and a Hay Ride

Resident Questions and Answers:

The last matter of business was an open forum of questions and answers. Several residents asked questions that were then answered by various board members or office staff. Preserve owned property between residents, rethinking The Preserve garage sale, and parking on Neill Lake Road, were among the topics presented and answered by various board members or office staff.

Tim called for a motion to adjourn the meeting at 8:14 p.m. **Motion** made by **Cindy Parsons, seconded by Ray Samide** All in attendance voted aye.

Next annual meeting will be Tuesday, May 13, 2025.
Respectfully submitted by Cindy Fuchs Office Mgr