

1. Call to Order and Roll Call

6:35pm — Ms. Rowe called the meeting to order at the Scarlett Media Room and welcomed the co-owners who were present.

2. Introductions

Mr. Chaundy introduced the current Board of Directors: Lisa Reach-President, (not present) Katie Fogleboch-Vice President, Lori Rowe-Secretary, Sean Messenger- Treasurer and Emmet Bowen-Director (not present). David Chaundy, Janee Fairweather and Jessica Posey represented Herriman & Associates Inc. There were no new Co-owners since the last annual meeting present.

3. Determination of Quorum

Mr. Chaundy announced that there were enough co-owners present or represented by proxy to constitute a quorum.

4. Statement of Notice of Meeting

Mr. Chaundy verified notices for said meeting were mailed to all co-owners on February 4, 2020 and February 18, 2020.

5. Approval of Last Annual Meeting Minutes

Ms. Fogleboch made a motion to approve the minutes from the last annual meeting. Wendie Farkus seconded the motion. The motion was unanimously approved.

6. Reports of Officers**Secretary**

The company Clean and Green has offered a reduced rate of \$45.00 per unit to clean the dryer vents in the Association, provided there were 25 units who signed up for the cleaning. There is a sign-up sheet available tonight for you to add your name if you would like to be included in the special offer. Co-owners do not need to be home for the cleaning to be done as the work is performed from the outside of the unit. Dryer vent cleaning is part of regular co-owner maintenance.

Vice-President

In 2019 the roofing project was completed and all roofs are now under warranty, if any problems are noted with your roof please call Herriman and a technician will be called to see to any repairs. High-priority concrete work was also completed in 2019, there is a list started for 2020 repairs and there will be a walk around in the spring to identify any new problem areas. Crack fill was completed in the Fall, with the exception of the Ailsa Craig service drives. A new lawn care vendor was hired and improvements have been made i.e. reseeding of bare spots, removal of dead trees and shrubs mulch application and repairs to the irrigation system to keep it running smoothly. The vendor in charge of lawn care was also selected to handle the snow removal within the Association, the Board believes this provides accountability and efficiency for any repairs that may become necessary in the spring from any damage incurred during the snow removal process. A group of co-owners have been working with Senator Irwin to review options available to the Association with regards to a sound barrier between Turnberry and US-23. This year will begin a 3 year painting project within the Association. Wood repair will be addressed during the painting cycles. Road, masonry and landscape repairs will continue as needed for 2020. A landscaping plan will be developed this year to help maintain community standards. The Board is working on reestablishing the Association's FHA approved status. The Board is currently looking for volunteer coordinators to help with planning a few social events within the Association.

Treasurer

Mr. Messenger noted that the Board was focused on creating a budget that was accurate to the needs of the community. The Association was able to keep to the 2019. There is an annual independent CPA review to ensure that accounts are being maintained at appropriate levels. Lower cost contracts have been secured on lawn care, snow removal and painting. The Board feels that these lower cost contracts not only are saving Association dollars but also are providing better services to the community. Some of the reserve funds have been placed in a Certificate of Deposit to help ensure growth of the reserve funds.

going forward. Dues were increased by \$5.00 per month, this was to ensure that the Association was adding to the reserves in a way that follows along with the reserve study projections.

Manager:

Services provided by Herriman & Associates are designed to assist co-owners in protecting their investments. Herriman & Associates provides financial and administrative reports to the Board on a monthly basis for the Boards review and discussion during the scheduled Board meetings. The Herriman website provides access to service forms for co-owner use as well as the Turnberry website. Please be sure that Herriman has an email for you on file so that you are included on email notifications and newsletters. There will be an action item for the Board to improve communication between the community and Herriman.

7. Election

There are currently no community members running for the 2 open Board positions. The floor was open to nominations for election to the Board of Directors. The 2 open positions each have a 2 year term. Jessica Gardon-Rose and Janette Hyde both accepted nominations to the Board of Directors. Jessica Gardon-Rose and Janette Hyde were elected to the Board by acclamation. Door prizes donated by Herriman were awarded.

8. Open Discussion

(1) Joyce Koehn would like to be sure the Board has reviewed past snow removal costs as she believes that the community is better served paying per push. Sean Messenger assured her that the Board has reviewed all available options and that paying an annual contract as opposed to per push puts the Board in a better position for budgeting the Association's annual expenses. Joyce Koehn would also like to know why Turnberry was not first on the list to receive snow removal services with Executive with we have an annual contract. **(2)** Doris Dill would like to know where her unit falls within the painting project, as she recently has her garage door replaced and wonders if she should paint it herself. Herriman will reach out after the meeting and advise. **(3)** Wendie Farkus would like co-owners to be able to receive printed copies of all amended policies via US mail rather than online. **(4)** Francis Flory would like to volunteer for the Social Committee. **(5)** Sharon Zatirka would like for there to be a way to mark her flower beds as co-owner tended, she prefers to tend her own rather than have landscapers weed and trim. Board will discuss options for informing landscapers of co-owners who prefer to maintain their own areas. Emily Narin would like to be added to the no landscape list as well she had several annual flowers killed last year with careless mulching. Joyce Koehn also voiced concerns about the quality and timing of the mulch application. **(6)** Paul Peterson would like to have the parking policy amended to state no parking at certain times rather than a blanket no parking at any time. David Chaundy will discuss matter with the Board during an upcoming Board meeting. **(7)** Doris Dill asked if sod will be placed where a deck was removed last year, David and Jessica said it will be sodded in the spring. **(8)** Wendie Farkus asked the Board to consider changing or adding a new color to the exterior painting project. **(9)** Chris Adams suggested the Board send a survey to the residents regarding their satisfaction with the vendors for a net promoter scale. **(10)** Damien Hyde and others expressed concern regarding oversalting of walkways and the effect on dogs, and asked if there are alternatives to rock salt. He also asked if the board had gotten pricing for pet-friendly options.

9. Adjournment

There being no further business to discuss Ms. Gardon-Rose motioned to adjourn the meeting. Ms. Rowe seconded the motion. There being no objections, Mr. Chaundy adjourned the meeting at 7:57 p.m.

Submitted by: Jessica Posey and Katie Fogleboch