

1 **Minutes of Hampton Chase Recreation Association**  
2 **Annual Meeting**  
3 **November 19, 2020**  
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5

6 **ATTENDEES**  
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8 **Board of Director Members Present:**

9 Adrea Marshall President  
10 David Lee Vice President  
11 David Gundlach Secretary  
12 Brad Mason Treasurer  
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14 **Board of Director Members Absent:**

15 David Klain Member at Large  
16

17 **Others Present**

18 Candace Lewis Community Manager, Cardinal Management Group, Inc.  
19 Rebecca Rosario Sign-in, Cardinal Management Group, Inc.  
20 Casi Chisholm Independent Recorder  
21

22 **CALL TO ORDER/VERIFICATION OF QUORUM**  
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24 Ms. Marshall called the meeting to order and noted the presence of quorum by proxy with 160  
25 owners (40.7 %) at 7:00 p.m. The final quorum count was 161 (41%).  
26

27 **PROOF OF NOTICE OF ANNUAL MEETING**  
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29 Ms. Marshall provided the Proof of Notice to the Membership that was mailed to all registered  
30 unit owners on November 4, 2020.  
31

32 **INTRODUCTION OF BOARD OF DIRECTORS**  
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34 Ms. Marshall introduced the current members of the Board of Directors.  
35

36 **APPROVAL OF MINUTES OF 2019 ANNUAL MEETING**  
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38 *Motion: David Lee, seconded by Brad Mason, unanimously agreed to approve the May 16,*  
39 *2019 Annual Meeting minutes as submitted. The motion passed unanimously.*  
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41 **ELECTIONS OF DIRECTORS**  
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43 There are currently three positions to be filled on the Board of Directors, each to serve for a two-  
44 year term. A total of three candidacy statements were submitted to Management, including  
45 David Klain, Adrea Marshall, and Brad Mason. At this time, the floor was opened to  
46 nominations. Hearing no nominations, the floor closed. It was noted write-in votes were  
47 submitted for Jonathan Seasstrom, Eric Shea, Sue Clapper, and Steve Connaughton.

48 **OFFICERS' REPORT**

49  
50 **President:**

- 51
- 52 • The Pool was able to be safely opened during the 2020 pool season, for a shortened
  - 53 season.
  - 54 • High Sierra Pools contract was renewed and HSP will be back for the 2021 pool season.
  - 55 • New diving boards and diving stands to be installed for the 2021 pool season.
  - 56 • Sections of the concrete decking around the pool to be replaced in the coming years and
  - 57 the tree screen around the property will be replanted starting in 2021.
  - 58 • Plans for internal updates to the clubhouse to follow in upcoming years.
  - 59 • Owners are encouraged to use the community website.
- 60

61 **Treasurer:**

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63 Mr. Mason gave a summary of the Association's 2019 financials, which saw the Association in

64 the black with only 1% outstanding homeowners' dues receivables, well below industry

65 standards. It was noted that the 2019 Audit was completed. Mr. Mason gave a summary of the

66 Association's 2020 financials year to date, which will see a potential surplus in operating

67 revenue and a \$43,000 increase to reserve accounts. The 2021 Budget was ratified in October

68 2020 and will be sent to the Association members in the upcoming weeks.

69

70 **OPEN FORUM**

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72 Stephanie Lachel: Thanked the Board for all their diligent work to open the pool safely during

73 the COVID-19 pandemic.

74

75 Ro Burford: Thanked the Board for their work to open the pool. Requested clarification of the

76 improvements to be done upcoming around the clubhouse and pool. Ms. Marshall gave a brief

77 overview of the intended projects.

78

79 **ELECTION OF DIRECTORS**

80

81 The results of the votes were as follows:

82

83 David Klain	103
84 Adrea Marshall	109
85 Brad Mason	112
86 Jonathan Seasstrom	1
87 Eric Shea	1
88 Sue Clapper	1
89 Steve Connaughton	1

90

91 David Klain, Adrea Marshall, and Brad Mason were elected to the Board, each to serve two-year

92 terms, expiring in 2022.

93

94 **PROXY RAFFLE**

95

96 The winners of the proxy raffle drawings were as follows:

97

98 William Pearce

99 Ashok Shenoilkar  
100 Depak Soni  
101 David Lee

102  
103 Gift cards will be mailed directly to the winners. Ms. Marshall thanked Cardinal Management  
104 Group, Inc. for donating the generous proxy raffle prizes.

105  
106 **ADJOURNMENT**

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108 *Motion: A motion was made by Mr. Lee and seconded from Mr. Mason to adjourn the meeting*  
109 *at 7:26 p.m.*

110  
111 **SUBMISSION OF MINUTES**

112  
113 Date Approved: \_\_\_\_\_  
114