

**Monterey Shores
Board of Directors Annual Meeting
November 20, 2021**

- I. CALL TO ORDER** - Meeting was called to order by **Robert Scott, BOD President**, at 10:00 AM via Zoom
- II. Welcome by Amy Wygans**, from Association Consultants
An explanation of the meeting format and use of Zoom features given to members.
- III. VERIFICATION OF QUORUM** – Validated a quorum with 121 lots represented by proxy by Valerie Flannery, BOD secretary .
Board members present; Robert Scott, president, Ted Case, vice president, Mike LaRuffa, treasurer, Valerie Flannery, secretary, and Larry Westphal, member at large.
- IV. READING OF MINUTES** – Minutes from Monterey Shores Annual Meeting on November 21, 2020 were provided in the annual packet and review by the members prior to this meeting.
Per indicated on the proxies received, Valerie Flannery presented
81 votes to approve the minutes as presented and mailed
39 votes to disapprove the minutes as presented and mailed

Bob Scott presented information on work that is in progress or completed by the BOD. It may be viewed on the MS website under the Owner's section.

New policies were adopted in response to homeowner input and the changing needs of our community.

- *Policy: Monterey Shores HOA Access
- *Policy: New Board Member Orientation
- *Policy: Process to Fill Vacancies on the HOA Board of Directors
- *Policy: Monterey Shores HOA Reserve Funding
- *Policy: Board Communication
- *Policy: MS HOA Identification Policy Replacing Wristbands
- *Policy: Daily Access to Monterey Shores Gym and Tennis Courts
- *Membership Directory

- V. FINANCIAL REPORT** – **Mike LaRuffa** presented Monterey Shores Assets as of 9/30/2021
ASSETS. Full presentation can be viewed on the MS website under the Owner's section.

Management presented a brief explanation of the **IRS Resolution 70-604**

Secretary: presented per the direction indicated on the proxies received

112 votes to approve the IRS Resolution 70-604 as presented and mailed

8 votes to disapprove the IRS Resolution 70-604 as presented and mailed

Management: With a majority of votes to approve, the IRS Resolution 70-604 is approved

VI 2022 Budget

A brief explanation of the 2022 budget was given. A full budget was included in the mailing prior to the annual meeting for all members to review.

Secretary: presented per the direction indicated on the proxies received

98 votes to approve the 2022 budget as presented and mailed

19 votes to disapprove the 2022 budget as presented and mailed

Management: With a majority of votes to approve , the 2022 budget is ratified

VII Board Election Results

Secretary: Per the direction indicated on the proxies I received and submitted the voting results

44 Votes for Roger C. Jones
41 Votes for Debra K. Samuel
65 Votes for Michael A. Schutzer
6 Votes for Kris Spevak
33 Votes for John A. Tuthill
50 Votes for Larry Westphal

Michael A Schutzer is declared the winner with a majority of the votes for one of the two open positions.

VIII Open Forum

Members were allotted 3 minutes to present or ask questions of the Board or management. Questions and responses can be viewed online on the MS website under the Owner's section.

Adjourned 12:05 PM