

# Goose Creek Homeowners' Association Annual Meeting

January 28, 2025

1583 Pedrick Road – Eastside Library

## MINUTES

**Call to Order:** 6:03pm

**Quorum:** Established by members present (12); sign-in sheet retained by property manager. President Janice Porto presided as Chair over the meeting on behalf of the Association.

### **Review minutes from 2024 annual meeting:**

- Minutes amended to reflect that Board was previously elected by unanimous consent without opposition
- Motion to approve minutes was made by Jacek Stramski, seconded by Dennis Cohen and approved unanimously

### **President's Comments:**

- HOA is still trying to confirm whether city will fix sidewalk leading from Northcutt to the greenway trails; if the city does not, HOA will proceed with \$5,100 second bid that was received and previously approved.
- Bulk trash is still being placed out too soon; discussion followed.

### **New Business:**

Dennis Cohen presented the following items for consideration:

It was noted that website still needs to be updated to reflect all of the statutorily mandated information, including current board membership, agendas, contracts/bids.

He suggested revising various provisions of the management contract, including:

Section 2.2 to provide for 3 members of the board to be liaisons with the manager

Section 4.3 to require more details for invoices

Section 4.4 to grant authority to at least two members of the board to sign checks

Section 4.5 limiting the ability of the manager to advance any amount to cover association obligations

Section 6.1 stating that it is the responsibility of the board to develop meeting agendas

He also proposed amendments to the Bylaws of the Association, and distributed a hard copy of the proposed amendments to the members present; a discussion of the proposals followed.

Dennis made a motion that at least two members of the association, at least one who is a board member, should have access to the website and domain information for maintenance purposes; the motion was seconded by Robert; Jacek suggested that this motion appeared to be in the nature of a Bylaws change, and so could not be properly considered; Janice, as chair, ruled the motion was not in order; Dennis withdrew motion.

Beth stepped down from maintaining the website and agreed to provide information to Dennis who graciously volunteered to maintain updates.

A general discussion among members followed regarding maintenance of association greenspace; the website; the management contract; documentation of budgeted items, including mailers and receiving electronic notices.

**Elections:** Beth nominated Penny to be a Member-at-Large of the Board to replace Mona; Jacek seconded and the motion was approved unanimously.

Jacek Stramski made a motion to that the remainder of the board members be re-elected and continue in office for the next term; Robert Benbow seconded the motions and is passed. Therefore, the 2025 Board membership was elected unanimously and without opposition.

**Meeting adjourned:** 7:33pm

DRAFT-NOT APPROVED