

PROSPECT HOMESTEAD OWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
THURSDAY, JANUARY 13, 2022 – 5:30 P.M.
VIA ZOOM

Present: Erica Mueller
Andrew Arell
Mark Fontenot
Amy Honan
Stefany Graceffa
Theresa Henry
Carlos Velado
Kelly Dean
Michele Zembal
Daniella Runge
Rob Harper, Toad Property Management
Hannes Gehring, Toad Property Management
Beth Appleton, legal counsel to the Association
Ann Mallow, prospective owner
Daniel Hartigan, prospective owner

Proxy to Erica Mueller:
Homestead Housing, LLC

Hannes Gehring called the meeting to order at 5:35 p.m. and confirmed that a quorum was present. Hannes said that proof of notice had been sent on December 2, 2021.

Erica Mueller made a motion to approve the minutes from the January 21, 2021 meeting. Daniela Runge seconded the motion, and it was unanimously approved.

Hannes gave a brief manager's report. Hannes said that snow had been cleared from roofs after the recent winter storm. Hannes confirmed that dues from several delinquent accounts had been collected, and one lot had been sold in the past year.

Hannes said that the 2022 Budget had been included in the Annual Meeting packet for review. Hannes explained that the cost of insurance had remained constant. Legal fees resulting from actions to collect on delinquent accounts had pushed the line item for legal fees slightly over budget, but overall the Association had come in under budget for 2022.

Andrew Arell made a motion to approve the 2022 Budget as presented. Daniela Runge seconded the motion, and it was unanimously approved.

The election for the open seat on the Board was conducted. Hannes explained that, based upon the proxies received prior to the meeting, Lance Windel had won the election for the open seat on the Board by a 60 percent vote.

Concerns were expressed about Lance Windel's continued presence on the Association's Board, given ongoing issues with his company's development project at Homestead, and his absence at the Annual Meeting.

Beth Appleton stated that she did not represent Lance Windel either personally or through his development company. Beth said that Lance had already won the election, but it would be possible for the Board to reach out to Lance and inform him that owners at the Annual Meeting had requested his resignation from the Board.

Erica Mueller agreed to call Lance Windel and inform him of the owners' request for his resignation. Erica said that she would let Toad know the outcome of the conversation. Beth Appleton would then suggest next steps on how to fill Lance's position on the Board.

Daniela Runge volunteered to run for the Board should Lance agree to vacate his position.

Beth Appleton explained that owners had the opportunity to vote at each Annual Meeting on adopting the Budget, electing directors, and approving the previous year's Annual Meeting Minutes. Other types of actions that occurred less frequently, such as amending the Association's Covenants, would also be subject to a vote of all homeowners.

Beth reminded owners that they were required to be in good standing with the Association in order to vote. Beth explained that to be in good standing, an owner would need to be current on all dues and assessments and in compliance with the governing documents. Anyone who owned lots in the Association and met those requirements would be able to vote, regardless of any disputes between that member and individuals or organizations outside of the Association.

There was some discussion of next steps for the unit at 126 Deer Creek Circle, where the owner had an ongoing concern with the potential need for a window replacement. Rob Harper asked that the homeowner send Toad an email with several options for dates when they would be able to accommodate a third party inspection.

Rob explained that, because insurance does not cover wear and tear, the Association had not been able to use its insurance policy to cover the cost of the work required to address water damage at 128 Deer Creek Circle.

At 6:10 p.m. Carlos Velado made a motion to adjourn the meeting. Daniela Runge seconded the motion, and it was unanimously approved.