



FERN FOREST COMMUNITY ASSOCIATION
Minutes for ANNUAL MEMBER'S MEETING
December 3, 2023

President calls meeting to order 2:07pm

ATTENDING BOARD/INTRODUCTION OF BOARD:

Melissa Fletcher, President

Leslie Leber, Secretary

Amy Campbell, Treasurer

Member's Quorum IS Confirmed.

Approval of minutes from December 3, 2022

- President asks Members for a motion to accept the meetings minutes.
- Caroline Frazier motioned to approve 2022 Annual Member's Meeting Minutes. Lily Tomaszewski 2nd. No further discussion. 9 Ayes. 0 nays. 3 abstained. The motion carries.

Year-end report from Treasurer January – November.

- Total income to date from road fees: \$355,279.17
- Estimated in Rollover/Emergency funds from years previous: \$82,000
- Total expenditures including LeeBoy Grader equipment: \$396,742.88
- Estimated remaining for the '23 year and for 2024 'Rollover/Emergency Funds': \$40,536.29

Summary: we are on track with budget.

More members paid their fees than any years previous.

Melissa motioned to approve financials. Leslie seconded. Some discussion. 9 ayes. 1 nay. 1 abstained. Motion carries.

President's Report

- New equipment, LeeBoy Grader has been purchased.
- See Pres report in 2023 Newsletter.

Road Report

- See Roads Report in 2023 Newsletter

Meeting opens for Member Discussion

- Community discussions on equipment, weeds in easements, road work schedules, voting processes, address changes, costs of newsletter and ballots, validity and transparency of voting, nominating committee and other committees, roles of FFCA vs. other community associations and HOA's.
- Accusations of fraudulent processes made by Mac Castillo and Rhonda Lickfelt. Further discussion was had by assembly.
 - Lily T: Motions to move on. Melissa F. 2nds the motion. More discussions on how annual meet and elections work, newsletter and ballots, and how to make changes to bylaws.
 - President reminds everyone that there is a motion on the table.
 - No further discussion. 14 ayes. 2 nays. None abstained. The motion carries.
- Hannah H. made a motion to have accounting firm make a notation on billing statements giving directions to members for address changes.
 - Lily T 2nd . No further discussion. All in favor. Motion carries.
- Melissa F. makes a motion to spend up to \$15,000 of funds that are left over in any given year toward developing the community owned lot on Leila. Paula Waleu 2nds. Some discussion. 15 Aye. 3 Nay. 0 abstained. Motion carries.
- Open discussion regarding request for bylaw changes to how the meetings are held. Zoom, in person, via phone, etc. Melissa points to FFCA attorney's legal opinion (available on website) and state law that shows that Zoom is a legal meeting 'place' and asserts that it is necessary to have this option; As long as the board notes it each year as an option, the bylaws are met and there is no need to spend funds in changing bylaws unnecessarily.
- Further discussion regarding automatic placement of any runner-up candidates should one board member step down. This was put to legal opinion and was also amended in bylaws years ago. There is no mandatory requirement to place any runner up candidates, though it may be done. 3 members disagree vocally. Request by President to come to order fails.
 - President makes a motion for vote by the members to remove the member(s) refusing to come to order. 6 ayes. 10 nays. Motion does not carry. The disrupting Members cease and abide by the rules. Meeting continues with President noting that if there are further offenses, President will ask that the offending member(s) be escorted out of the meeting by security to preserve the business of the meeting in being completed.

Results of the Election:

Open discussion closed and election results are read.

- Melissa Fletcher received 124 votes.
- Mitchell Gomes received 105 votes.
- Darren Calistro received 90 votes.
- James Towes received 59 votes.

Write-In Votes:

- Mac Castillo received 17 votes.
- Claudia Halbert received 2 votes.
- David Contreras received 1 vote.

There were 160 ballots received.

3 ballots were voided, 157 valid ballots were counted.

- FFCA name change votes, 75 for yes and 62 for no. Motion passes to consider changing the name from Fern Forest Community Association to Fern Forest Community Roads Association.

Some discussion re the passing of the possible name change from FFCA to FFCRA. Legal discussions and concerns are needing discussed on this topic by the board and legal advisors in order to further/implement any changes.

Motion to Adjourn made by Melissa, Leslie 2nd. No further discussion, all board and members in favor.

- Meeting adjourned at 3:55