

**Minutes out the Sanctuary  
Home Owners Association  
2024 Annual Meeting  
29 May 2024**

1. The 2024 Sanctuary HOA annual meeting was called to order at 6:15 pm, 29 May following residents' sign-in and information sheets and ballot distribution. 43 residences were represented at this meeting.
2. Dan Jergens welcomed all participants and introduced the current HOA board of directors: Dan Jergens, Carla Bass-Miller, Patrick Craig, Anne Barnett and Karen Foreman, and the Mulloy Property Management representative, Elgin Garrett. New (since the 2023 annual meeting) residents were offered an opportunity to introduce themselves.
3. The HOA board candidates for 2024-2025 were announced and given an opportunity to give brief comments. The candidates are Carla Bass-Miller, Patrick Craig, Karen Foreman, Joyce Freville , Vicki Hudson, Dan Jergens, and Evie Whitworth. It was announced that Anne Barnett, had withdrawn her candidacy. Residents were asked to cast their votes for five candidates (one ballot per residence and top five vote-getters will be elected). The results of the board of directors election was tabulated by Elgin Garrett and resulted in the the election of Patrick Craig, Joyce Freville, Vicki Hudson, Dan Jergens and Evie Whitworth for the 2024/25 period.
4. Wanda Cheek addressed the topic of the community yard sale; requesting those interested in participating on 13 July, to sign up. She also identified several community issues, including sinking storm sewer drains, that were recorded in the Community Issues (paragraph 8) later in these minutes.
5. Dan Jergens explained the purpose and intent of the proposed Master Deed amendments. It was explained that the amendment to Article IX, paragraph B was to enable the HOA board of directors to assess fines for violations of the Master Deed, Bylaws, and/or Rules and Regulations; as requested by residents' vote during the 2023 annual meeting. It was explained that the amendments to Article II, paragraph D was to remove the maintenance, repair and replacement of windows from responsibility of the HOA. It was explained that the proposed amendments to Article IX, Paragraph B and Article II, Paragraph D (2) would be voted on as a single amendment, not as a vote on each section. After robust discussion on both topics, a vote was taken (one vote per residence with a majority of the interest in common elements required for passage). Following tabulation by Elgin Garrett, the amendment did not pass based on percentage totals. The vote tally of 31 yeas and 12 nays, and 18 abstained (non-attendees).
6. Patrick Craig provided a financial report that detailed the 2024-2025 budget year. Highlights of the report included report on the current HOA funds and the reserve account, explanations of the budget categories, negotiations with the MSD about billing

calculations, the 2024 fee increase of 4.2%, and the roofing replacement costs and schedule. There was a review of the top categories of expenses. All questions from attendees regarding finances were addressed.

7. Dan Jergens, HOA president provided a review of the major activities of the past year that included landscaping repair and maintenance after the severe damage from the 2023/24 winter, establishment of a Decorating committee and auditable budget, the HOA fees increase kept under the rate of inflation, new HOA insurance carrier, driveway replacements, and thanks for the support of the annual picnic (44% of residents attended). The board's priorities for the coming year were outlined as: continuing the roof replacement project, landscape maintenance, and finalizing the board's fining authority and review and revision of the HOA rules and regulations, as necessary.

8. The floor was opened the the attendees for general discussion, questions, or guidance regarding residents' issues for the upcoming year. Items that were addressed included:

- A. request for a sprinkler system upgrade for the front entrance
- B. request for improved access to minutes of the HOA board
- C. request for roof inspections to determine possible action to deter raccoon entry
- D. request for street repair, especially for storm drain sinking
- E. information for street light outages - call LGE @ 589-1444
- F. request for information to community about our landscape contractor's responsibilities
- G. request for overdue stump removal for unit 10514
- H. information about possibility for a 3 way stop at Moser Rd and Watterson Trail

9. There being no further business, the annual meeting was adjourned at 8:10pm.

Respectfully submitted,

Daniel Jergens