

Minutes of the Annual Meeting

June 13, 2015

Blue Heron Woods POA

I. **QUORUM.** A quorum was declared based on the presence of the Board of Directors and the majority of Property Owners who were present or represented by proxy.

The following actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Directors and Property Owners.

II. **REPORTS.** The following reports were presented by the Board of Directors to the Property Owners.

- Review of 2014 budget/expenses
- Estimated expense report for 2015-2016
- Formal introduction to ARC Committee members
- Review co-permittee agreement that was signed
- Review list of instructions implemented by ARCBHW
- Review regulations implemented by NPDES and ARCBHW for lot clearing.
- Discuss fee structure changes
- Discuss implementing two meetings a year for BHWPOA
- Discuss tree removal
- Discuss yard sale in mailbox area
- Discuss pavement repairs
- New email created for ARC questions: bhware@gmail.com

III. **FINANCIAL STATEMENTS PRESENTATION.** The estimated financial statements for the year ending 2016, as prepared by Alissa Weiss, were approved.

IV. **ELECTION OF DIRECTORS.** The following persons were elected or reelected as Directors for the terms provided in the bylaws:

- Richard Klein
- Alissa Weiss
- Caroline Hart

V. DIRECTOR APPOINTMENT. The Directors were appointed to the following roles as follows:

John Scagliotti – President

Richard Klein – Vice President

Alissa Weiss – Treasurer

Caroline Hart – Secretary

Lou Lombardo – Sgt. In Arms

VI. AUTHORIZATION OF ACTION. The Directors were authorized to take all actions and to sign all documents reasonably needed to:

1. Pave mailbox area
2. Purchase and install solar lighting at 402 & South Rt. 6 entrance signs
3. Implement first yard sale in July, 2015
4. Revise tree removal regulation to no more than 400 sq. ft. with ARC
5. Revise fee structure for tree removal through ARC
6. Send revised ARC Handbook to Property Owners
7. Discuss holding second meeting for BHWPOA

VII. NEXT MEETING. The next meeting for Directors and Property Owners will be held on June 4th, 2015 at a location to be decided.

There being no further business, the meeting was duly adjourned.

Caroline Hart

Secretary