

Marshall Landing Homeowners Association (HOA) Special Meeting

I. Call to order

- A. Date: 05 Oct 2024
- B. Location: Cul de Sac on Armida Drive
- C. Meeting Called to Order: 11:02 A.M. by Gene

II. Attendees:

- 1. **16 of 33** lots attended. This is a quorum at **48%**.
Per Section 7 (Quorum, p.3) of the by-laws “...ten (10%) percent of the total votes entitled to be cast shall constitute a quorum.”
- 2. **3 of 5** Board Members present: Eugene Feudale (Vice President), Kathy Firth (Treasurer), Rebecca Morrow (Secretary).

III. Road Project Discussion

Attachment 1 & 2

- A. Gene provided opening remarks regarding the road project and asked for any questions/thoughts. The new estimate amount was discussed and Gene passed around the amortization schedule previously sent by email (Attachment 2). Various options were discussed, and homeowners voiced they would rather pay a 5-year assessment than indefinitely high HOAs. Whether or not to re-vote on the road project was discussed. A summary of the discussion is attached (Attachment 1).

IV. Motion to re-vote

- A. **Motion to revote.** Doug motioned to re-vote now on the road project (estimate/details were recapped). The vote will be to approve moving ahead with the road project, to use the \$19K bond, and to determine if anyone’s vote (related to signing or not signing the petition in June) has changed.
 - 1. Motion seconded (by Kathy Firth and several people)
 - 2. Motion to re-vote on the road project passed unanimously.
 - 3. Gene mentioned he would need to double-check with the county about the re-vote (petitions).
- B. **Vote Announcement** Gene’s announcement before the vote; The county requires 75% of the HOA to agree to the road project. The project gets finalized at a public meeting where the county votes to approve doing this. Gene will go before them in that public meeting. They can reject it or approve it. But that meeting is the point of no return. If they approve it - there is no turning back. Gene reiterated the HOA is in this together. **If we go forward** the houses that vote ‘no’ or did not sign the petition – they are still in this - **all HOA houses will be assessed equally.**
- C. **Vote.** Each house went around and said their house number and their vote. A yes vote means to move ahead with the road project:
 - i) Yes: 13 (2 votes were no in June but changed to yes at this meeting)
 - ii) Abstain: 3 (to discuss with spouses who were not present)
 - iii) Absent: 17 (Two attempts will be made to collect an in-person vote from absent members, door to door, by a board member after the meeting).
 - iv) No: zero
- D. Kirk Morrow suggested a neighborhood Facebook group – the idea was well received.

V. Meeting adjourned: 11:55 A.M.