

## **Crosswinds Community Homeowners, Inc.**

### **Minutes of the 2022 Annual Meeting (May 28, 2022)**

Upon notice duly given, the annual meeting of the membership of the Crosswinds Community Homeowners, Inc. (the “Association”) was held at 9 a.m. on May 28, 2022, at the Hartfield Volunteer Fire Station.

Present were governing board members Lou Ebert, Bill Swanson, Tom Steele, Stephen Leciejewski and Steven Karklin. Members Patrick Jackson and Richard Stanley were absent. Former board member Bill Tarr attended and kept the meeting minutes. Also present were Association members representing more than a majority of the homes and lots at Crosswinds.

Stephen Leciejewski chaired the meeting. He announced that a quorum was present, and he called the meeting to order. All Association members in attendance, including the board members, introduced themselves and were reminded to sign in on the sheets provided.

Upon a motion duly made and seconded, the minutes of the Association’s 2021 Annual Meeting were unanimously approved in the form submitted.

Mr. Ebert gave the Treasurer’s Report and reviewed the financial statements for fiscal 2022, highlighting significant capital expenditures during the year and the cash and reserve levels as of fiscal year-end, April 30, 2022.

Mr. Leciejewski presented the President’s Report, detailing infrastructure improvements that either have been completed or are planned during the coming fiscal year and said the investments will require a special assessment for residents to keep the association financially sound.

Mr. Steele gave the Marina Committee Report, detailing the improved water circulation system that will be installed this summer, and that money – about \$29,000 – has been received from National Grid to repave and expand the marina access road. The community will add another \$6,000 to the paving project to accommodate the wider turnaround by the marina, Mr. Steele said.

Mr. Swanson briefed the group on tree removals by the development's entrance, the planned rebuilding of the "ship" that greets residents and visitors to Crosswinds and other planned projects and landscaping improvements.

Upon a motion duly made and seconded, the financial and other reports were unanimously accepted and approved.

A motion then was made and unanimously approved to impose on all homeowners a \$1,000 additional assessment in the coming fiscal year (2023) to help pay for the infrastructure improvements that are ongoing in the development and also to bolster reserves for future projects.

There was a brief discussion of various items of old business such as the requirement that prohibits trees and shrubs higher than 15 feet in the development to preserve the lake views for all homeowners.

The board congratulated the Social Committee for reforming and reinstating social gatherings planned for the summer following a two-year hiatus due to the global pandemic. Also, Robyn Steels and Debbie Karklin were thanked for their efforts to compile a newly updated membership directory.

The election of directors was the next item on the agenda. Mr. Leciejewski stated that the Board had nominated the following to fill terms for positions on the board and the Architectural Review Committee:

- Lou Ebert to be elected to a two-year term as treasurer expiring in 2024, and
- Bill Swanson to be elected to a three-year as trustee and grounds committee chair, expiring in 2025, and
- Patrick Jackson to a three-year term as trustee, expiring in 2025, and
- Steven Karklin to fill the remaining year of a former trustee who resigned, expiring in 2023, and
- Rebecca Salerno to a two-year term as chair of the Architectural Review Committee.

There being no additional nominations, upon a motion duly made and seconded, each nominee was unanimously elected as a director and/or chair for the term indicated.

There being no further business, upon motion duly made and seconded, the members voted to adjourn the meeting at approximately 10:30 a.m.