

Crosswinds Community Homeowners, Inc.

**Minutes of the 2021 Annual Meeting
(July 3, 2021)**

Upon notice duly given, the annual meeting of the membership of the Crosswinds Community Homeowners, Inc. (the "Association") was held at 10 a.m. on July 3, 2021 at the Hartfield Volunteer Fire Station.

Present were Board members David Coffey, Maryann Carney, Patrick Jackson, Stephen Leciejewski, Mary Lyn McGinn, Tom Steele, and Bill Tarr. Also present were members representing more than a majority of the homes and lots at Crosswinds.

Mr. Coffey chaired the meeting and kept the minutes.

Mr. Coffey announced that a quorum was present either in person or by proxy, and he called the meeting to order.

Mr. Coffey welcomed the Association members. All Association members, including Board members, were invited to introduce themselves.

Upon a motion duly made and seconded, the minutes of the Association's 2020 Annual Meeting were unanimously approved in the form submitted.

Ms. Carney gave the Treasurer's Report. She reviewed the financial statements for fiscal 2021, highlighting significant capital expenditures during the year and the cash and reserve levels as of fiscal year end, April 30, 2021. She further discussed the impact of the June fee billings and payments on the current cash levels, and she responded to questions from the Association members.

Reports were then given on the grounds, marina, and the sewer and water systems by Mr. Tarr, Mr. Steele, Mr. Leciejewski and Mr. Jackson. The grounds and marina were reported to be in good shape, and Mr. Tarr and Mr. Steele provided additional details regarding efforts undertaken early in the season, as well as various reminders to the membership for using the gray water and following the marina rules. Mr. Leciejewski reported on an electrical/pump issue

being investigated at the grinder station near the Gazebo, but otherwise noted that the sewer system was operating as expected, and our vendor was appropriately engaged. Mr. Jackson updated the Association on the status of the water project, costs incurred to date, landscaping work that was being undertaken, and some additional enhancements that were being considered.

Mr. Coffey reported that the Association had invested heavily in the infrastructure over the preceding two years, including major renovations to the Gazebo and significant upgrades to the water and sewer systems. While these improvements and the related capital expenditures were necessary and beneficial to the community, he noted that one result was a depletion of the Association's special reserve, and he indicated that his advice to the successor Board (as he was resigning from the Board as of today's meeting) was that the Association should endeavor to build up those reserves again over time, to allow for continuing investments and guard against unexpected contingencies.

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

Association members present asked a number of questions that were responded to by the Board members and by other Association members.

The election of directors was the next item on the agenda. Mr. Coffey stated that the Board had nominated:

- Steve Karklin to be elected to a one-year term expiring at the annual meeting in 2022 (the seat being vacated by Mr. Coffey), and
- Maryann Carney, Stephen Leciejewski and Rick Stanley to be elected for three-year terms expiring at the annual meeting in 2024.

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

There being no further business, upon motion duly made and seconded, the members voted to adjourn the meeting at approximately 10:55 a.m.