

Persimmon Woods Townhome Association, Inc.

Notes from Annual Meeting of the Homeowners

December 5, 2020

A meeting of the Persimmon Woods Townhome Association was held on Saturday, December 5, 2020 at 10 a.m. via Zoom.

1. Roll Call and Certification of Proxies.

Unit No.	First Name	Last Name	Present	Proxy to	Absent
Unit 01	Carol	Glasson	<input checked="" type="checkbox"/>		
Unit 02	Lee and Jean	Meckstroth			<input checked="" type="checkbox"/>
Unit 03	Robert	Howe	<input checked="" type="checkbox"/>		
Unit 04	Deanna	Blomquist	<input checked="" type="checkbox"/>		
Unit 05	Karen and Robert	Wilhelm	<input checked="" type="checkbox"/>		
Unit 06	James and Deanna	Parrish			<input checked="" type="checkbox"/>
Unit 07	Angela	Polidori			<input checked="" type="checkbox"/>
Unit 08	David	Borns			<input checked="" type="checkbox"/>
Unit 09	Stirling	Thomas			<input checked="" type="checkbox"/>
Unit 10	James and Jean	Geraghty			<input checked="" type="checkbox"/>
Unit 11	Markus and Genii	Gatter	<input checked="" type="checkbox"/>		
Unit 12	William	Bowen	<input checked="" type="checkbox"/>		
Unit 13	Susan and Steve	Rapson / Hilbert			<input checked="" type="checkbox"/>
Unit 14	Carol	Giuliani			<input checked="" type="checkbox"/>
Unit 15	Joseph and Pavla	Walsh			<input checked="" type="checkbox"/>
Unit 16	Jason and Kelly	Platt			<input checked="" type="checkbox"/>
Unit 17	Gloria	Kestenbaum			<input checked="" type="checkbox"/>
Unit 18	Renee	Strong			<input checked="" type="checkbox"/>
Unit 19	ROSEMARY	TONGISH			<input checked="" type="checkbox"/>
Unit 20	Steven	Lee	<input checked="" type="checkbox"/>		
Unit 21	Kathryn	Barth			<input checked="" type="checkbox"/>
Unit 22	Nanette	Rollet			<input checked="" type="checkbox"/>
Unit 23	Nicole and Judy	Ehrhart & Pirkey			
Unit 24	Joann and Charles	Dawson	<input checked="" type="checkbox"/>		
Unit 25	Kathianna	Kotula			<input checked="" type="checkbox"/>
Unit 26	Chris	Collins			<input checked="" type="checkbox"/>
Unit 27	Peter and Jessica	Chaney			<input checked="" type="checkbox"/>

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Unit 28	Barbara	O'Hearne			<input checked="" type="checkbox"/>
Unit 29	Owners	Gross, Bowman, Hager			<input checked="" type="checkbox"/>
Unit 30	Stephen	Shelman			<input checked="" type="checkbox"/>
Unit 31	Joseph	Hutton, Jr.			<input checked="" type="checkbox"/>
Unit 32	Robert	Woodward			<input checked="" type="checkbox"/>
Unit 33	Cathy and Keith	Thompson			<input checked="" type="checkbox"/>

Also in attendance were R.G. and Eileen Jacobs of Mountain Caretaker, Inc.

2. **Establish Quorum.** With 8 of 33 units represented either in person or by proxy, a quorum was not achieved.
3. **Proof of Notice.** Management confirmed that Notice was sent via USPS pursuant to the Bylaws on October 25, 2020.

Eileen Jacobs of Mountain Caretaker reviewed the 2020 year-end projections and the 2021 budget by line item. The 2021 budget is deemed ratified absent rejection by 67% of the membership.

Shelly Mello of Agett Construction LLC updated the owners in attendance on the roofing project which will be completed by mid summer 2021.

Eileen will send a Google forms/survey to owners with the names of nominees for the two open board seats and asking owners to approve the minutes form 2019 and moving the anticipated operating surplus to the reserve fund.

Eileen Jacobs, CMCA
Mountain Caretaker, Inc.