

**DALLAS DOWNS ASSOCIATION
ANNUAL MEETING MINUTES
November 12th, 2015**

The Dallas Downs Homeowners Association held its Annual meeting on Thursday, November 12, 2015 at Oak Valley Baptist Church on Lewisburg Pike.

A quorum of one-tenth of total homeowners was established by 30 homeowners present and 16 proxies. The meeting was called to order at 7:13pm by Gina Scullen. Board members Ron Topinka, Jason Morgan, Gina Scullen and Terri Jenkins were present.

Larry Mizell asked that those who do not receive the newsletter give him their email address.

Gina introduced Jason.

- Jason covered the highlights of the agenda.
- Ron shared the 2015 accomplishments, providing additional detail on the projects that he oversaw.
- Jason shared the management company update stating that beginning February 2016 our contract with Ghertner will expire and we will hire Westwood Property Management as a 'financials only' management company.
- Due to questions from residents about fining for violations, Jason jumped ahead to that portion of the agenda.
 - Detailed discussion with Q&A followed.
 - Web Webster moved to accept the bylaw amendment, Warren Hartman seconded.
 - Web proposed that the bylaw be amended to be open to review for 30 days by all residents
 - Scott Gain moved to approve the amendment and Dave Brackens seconded.
 - Discussion ensued and when Dave realized the extent of the amendment, he rescinded his second.
 - The amendment to the amendment failed for lack of a second
 - Web's original amendment was left as is for a vote and failed.
 - Voting on the original bylaw amendment, as printed in the ballot, was held and passed with 17 votes from homeowners present and 7 proxy votes.
- Jason described the Director Terms amendment and there was brief discussion.
 - There was a motion to approve, and it was seconded.
 - The amendment passed with votes from 23 homeowners present and 12 proxy votes.
- Jason reviewed the proposed 2016 budget
 - Dany Kunz moved to approve the 2016 budget, Larry Mizell seconded
 - The 2016 budget passed with votes from 28 homeowners present and 12 proxies.
 - Larry proposed that the reserves amount be posted in the newsletter
- Jason introduced Gina
 - Gina Scullen introduced each of the Board nominees printed in the ballot. They were:
 - Jason Morgan
 - Ron Topinka
 - Candy Vaughn
 - Warren Hartman
 - Craig Adams
 - Web Webster moved to approve the nominations, Larry Mizell seconded
 - Gina opened discussion for Board nominations in the room
 - Warren nominated Web, however Web would prefer to serve on a committee, stating he supported the nominees in the ballot.
 - Gina opened the floor for nominees once more.
 - No other nominees were offered.

- All five of the Board nominees were voted in with 27 votes from homeowners present and between 10 and 14 proxy votes per nominee.
- It was recommended that an option to Affirm or Decline, rather than one blank line, will be added to the 2016 proxy
- With no further business, Gina adjourned the meeting at 9:15.