



AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
MONDAY DECEMBER 6, 2021

Call to Order – The meeting was called to order at 6:50 by Jill Lafrenz, Secretary.

Roll Call – Karen Apa, Maryann Rinker, James Fogarty, Jill Lafrenz, Theresa Ronayne, June Sharkey, and Steve Heller via zoom.

Notice of the Annual Meeting was posted at the entrance to Autumn Woods, on the website, and two letters were sent to each homeowner prior to the meeting on October 19th and November 2, 2021.

Homeowners in attendance:

A quorum was established with 109 homeowners either present or by proxy, in attendance Jill Lafrenz made a motion that the board change the order of the meeting, to move the election of officers and the reading of the Amendment Explanation document, up so that we can close the elections and allow our vote counters to begin counting the votes. The motion was seconded by MaryAnn Rinker and passed unanimously.

We then asked for any director nominations from the floor, there were none. James Fogarty made a motion that the nominations be closed, seconded by MaryAnn Rinker, and passed unanimously. We asked that all outstanding ballots for directors be handed in, and the count of Director Ballots began.

The Board previously provided the community, in their meeting packets, copies of the proposed amendments and a line-item ballot for each amendment. An Amendment Explanation document was also sent to members, explaining the purpose of each amendment.

As Karen Apa began to read the Amendment Explanation document a heated discussion ensued and became so unruly that it was impossible to continue. Jim Fogarty stated that amendments are not to be changed as they had been previously distributed to the members with explanations and that members had already submitted their ballot votes either by mail or when they arrived at the meeting. A motion was then made by Jim Fogarty to close the vote on the Amendments and begin the tally. The motion was seconded by Theresa Ronayne and passed unanimously. Members in attendance were then instructed to submit any outstanding Amendment ballots. The ballots were collected and counting began.

The board then continued the regular meeting agenda.

Disposal of Any Unapproved Minutes – The Secretary distributed the minutes of the Board Meeting of November 19,2021 to the Board prior to the meeting. Karen Apa made a motion to accept the minutes as printed and distributed, seconded by Teresa Ronayne, the motion was unanimously approved.

Treasurers Report.

There was no treasurer's report as the Meeting was held on December 6th and the financial reports for December had not yet come in.

COMMITTEES

Architectural

June Sharkey reported One Homeowner has a new roof color approved.

Compliance: Theresa Ronayne

Jim Ronayne reported the following as part of the Compliance Committee. No drive arounds for December, they will begin again in January Please remember to clean your driveways and walkways

President's Report

No report

Old Business:

The board then discussed budget approval. Karen Apa said that because amendments 2 and 13 were under threat of litigation, we would table them until resolution was reached, no matter the outcome of the vote. All other amendments will be subject to the vote and filed accordingly. Karen made a motion to approve budget B seconded by Jill Lafrenz and the motion was passed unanimously.

New Business:

The election for new board members was completed and the new members were announced as follows:

Christine Visnic

Jill Lafrenz

Greg Daly

As the counting continued the Amendment votes, and in an effort to save time, it was thought best to have the new board conduct their Organizational Meeting. The minutes to that meeting are attached.

At 9:45 the employees of PHUHS came to tell us we had to leave the building as it was being closed for the evening. With the assurance that the amendment results would be posted on the website as soon as the vote was certified, members left the meeting.

At that point the members of the nomination committee and board members packed up all material pertaining to the amendment vote. Secretary, Jill Lafrenz, took custody of the materials and they were moved to her home where the vote counting continued until 2:30 AM. At 9:00AM on Tuesday, the counting continued. Three verification counts were performed to ensure the accuracy of the recording process. On Wednesday, the results were posted on the website

and an email was sent to all members informing them that all amendments passed, with the exception of 2 & 13. A link was also provided directing the members to the website where the full results of the voting could be found.

Submitted by: Jill Lafrenz

Approved by:

A handwritten signature in cursive script, reading "Theresa Ronayne", is written over a solid horizontal line.



AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Organizational meeting for the 2022 Board

December 5, 2021

This meeting was called to order at 9:30.

Roll Call: Jill Lafrenz, Theresa Ronayne, Steve Heller, Jim Fogarty, Christine Visnic, June Sharkey, and Greg Daly

The new board appointed:

President	Theresa Ronayne
Vice President	Steve Heller
Treasurer	Jim Fogarty
Secretary	Jill Lafrenz

Theresa Ronayne gave the board the schedule of meetings for the year and stated that the meetings would continue as zoom meetings on the 3rd Monday of each month.

January 17th

February 21st

March 21st

April 18th

May 16th

June 20th no meeting

July 18th

August 15th

September 19th

October 17th

November 21st

December Annual meeting To be determined

The 2022 board meeting adjourned at 9:39