

EMERY BAY VILLAGE HOA
2019 Annual Association Meeting

Wednesday, March 27, 2019 at 6:30 PM

EBVHOA Community Center

Sign in (Polls Close) 6:30

Call to Order: 7 PM Rules of Order by President

1. Quorum Determination by Election Inspector/Management
 - a. **Must have 28 Ballots (reduced quorum is 25%)**

B. Welcome

1. Introduction of Board of Directors
2. Introduction of Walsh Property Management
3. President's Message

C. Treasurer's Report

1. Financial Report

D. Committee Reports & Introductions

E. Open Forum

F. Election Results

Adjournment of Annual Meeting to the Regular Monthly Business Meeting



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Regular Business Meeting Agenda March 27, 2019

Call to order: after annual meeting

1. Open Forum (held during annual meeting)
2. Appointment of Officer Positions & IDR
3. **Approval of Meeting Minutes and Any Out of Meeting Consents:** Regular, Executive Meeting Minutes
4. **Financial Report:**
 - a. Statement Review/Treasurer Report
 - b. Collections
 - c. Reserve Study—Working with SMA to Implement Changes in Presentation of Data
5. **Committee Reports:**
 - a. Architectural
 - i. Storage closet doors 2019
 - ii. Applications
 - b. Landscape
 - i. Committee Update and & General information
 - ii. Arborist 3-year plan and tag/map programs—Traverso hired; walkthrough schedule?
 - iii. Applications
 - iv. Stump removal instead of revised invoice
 - v. Pest management
 - c. Security / Communications: Updates, Requests, and Proposals
 - i. Website
 - d. Electric Vehicle Committee: Updates, Requests, and Proposals
 - e. Clubhouse interior Committee: Proposals and general updates
6. **Unfinished Business:**
 - a. Open and tabled items (informational/underway projects)
 - i. Mailboxes – Price and schedule for Reed Bros.
 - ii. Structural issues – bldgs. 34/41 & 14
 - a. Pending start date for approved work
 - b. Schedule for new level measurements (Gray Geotech)
 - iii. Clubhouse repair project – Pending report
 - iv. Lateral Line Inspections – Approved, Scheduled
 - v. Concrete Repairs and Asphalt Repaving Work
 - vi. Guest bike rack by Unit 153
7. **New Business:**
 - a. Larger recycle bin delivered
8. **Management Report**
9. **Hearings:** These may be held in executive session upon request of the owner present.
10. **Adjournment to Executive session (Litigation/Contracts/Disciplinary/Personnel Matters/Delinquent Accounts)**

Executive Session – after the adjournment of the regular meeting.

Collection/delinquent accounts and Violation/member disciplinary actions: *Violations hearings*