



Homeowners Associations, Inc.
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Summary of CWPIII 2018 Annual Meeting

The Cherrywood Park III Homeowners Association, Inc., (CWPIII), 2018 Annual Meeting was held at 7:00 p.m., November 5, 2018 at Rocky Top Middle School. A required quorum of 10% was met by both the attendance of CWPIII Homeowners and proxies received.

Board of Directors President Ben Schafer welcomed and thanked the CWPIII Homeowners for attending the meeting. He stated their attendance shows commitment and concern for the community.

The CWPIII 2018 Board Members David Larson, Theresa Riddell, JoAnn Cuthbertson, Rosemarie Simon and Pat Barnes were present. Board Member Will Such was unable to attend. The 4 Seasons Management Group, LLC Community Association Manager Joe Garcia was in attendance.

The President stated that pursuant to governing documents each CWPIII Homeowner was mailed a copy of the “Notice of the 2018 Annual Meeting” on October 15, 2018 at his or its registered address.

The President asked for a motion from the floor to accept the 2017 Annual/Budget Ratification meeting minutes dated November 6, 2017. A motion was made to accept the minutes as printed. The motion carried unanimously.

The President referenced his 2018 report included in the meeting handouts and asked Homeowners attending take a few minutes for review. There were no questions or comments.

The meeting packet included copies of the Associations 2018 and new 2019 Operating Budget and graphic breakdown for homeowners review, information, questions and discussion. There were no questions or discussion. The President informed the homeowners in attendance that in accordance with the Declaration Covenants, Conditions and Restrictions for CWPIII “Unless sixty-seven percent (67%) of the Owners (regardless of whether a quorum is present) affirmatively vote against approving the proposed budget in person or by proxy which there is not, the proposed budget shall be

deemed ratified by the Association". The proposed 2019 Budget was ratified at the 2019 Budget Ratification Meeting held just prior to the 2018 Annual Meeting.

There was no Unfinished Business of record in the 2017 meeting minutes.

New Business required the Election of Officers.

Joe Garcia, 4 Seasons Management Group conducted the elections. There were two Director positions available for election with both incumbents seeking re-election. Mr. Garcia asked for nominations from the floor. Hearing none the incumbents Rosemarie Simone and David Larson were each re-elected for three (3) year terms by acclamation. A motion was made and carried unanimously to accept the election.

During the Homeowner Forum CWPIII resident Tim Barnes voiced his concerns regarding the issuance of alleged covenant violations. Brief discussions followed.

The final agenda item was the drawing for door prizes. Four \$25.00 gift cards were awarded.

The President again thanked the Homeowners for attending the meeting. The meeting was adjourned at 7:30 P.M.

A 2019 Board of Directors Organizational Meeting was held immediately following the Annual Meeting and the results are as follows:

President: Ben Schafer
Vice-President: David Larson
Treasurer: Rosemarie Simone
Secretary: JoAnn Cuthbertson
Member at Large: Patricia Barnes
Member at Large: Theresa Riddell
Member at Large: William Such

Respectively Submitted,
CWPIII HOA Board of Directors