

TERRA CEIA HOME OWNER'S ASSOCIATION INC.

SHAREHOLDERS ANNUAL MEETING

MARCH 23, 2023

The meeting was called to order at 7:01 pm by our President Dan Freeman. The pledge was led by Rick Baker and the prayer by Cathleen Shobe..

Roll Call to Certify Quorum: A quorum was verified and all board members were present except Tom McCoy was absent.

MINUTES of the March 17th, 2022 meeting were read. A motion by Bill Drayton was made to accept the minutes as read. Second by Joe Timms. Motion carried.

Secretary, Kathy Furnace read the names of the deceased residents for the past year. A moment of silence followed.

Presidents Report: Dan Freeman thanked the election committee. There is no new update on the situation with the permits for the concrete jobs. The president has no other comments.

Treasurer's Report: Margie Hochstetler reported that we are in good standing as a whole. The CD's went from .02% to 4.5% and 4.25%. Our monthly operating cost for 2022 was \$12,917.69 and for 2023 is \$13,994.73. Our available assets for 2022 were \$554,745.62 and for 2023 it's \$545,637.94. The HOA fee increased in January 2023. It went from \$125.00 to \$143.00. No shares were sold. The financial report is available in the office for your viewing. A motion to accept the financial report was made by Jim Munroe and second by Joe Timms. Motion carried.

New Business: Doug Wilson explained the process of waiving the Statutory Reserve and the Audit. A motion to Waive the Statutory Reserve for 2023 was made by Mike Bernard and second by Arthur Shapiro. Approved by unanimous vote. Motion carried. A motion was made to Waive the CPA Audit for 2023 by Carl Jones and second by Jo Thielen. Approved by unanimous vote. Motion carried. Arthur Shapiro questioned when the last audit was done. The audit was done in 2022.

Election Results: There were three positions open on the board. Tom McCoy, Bill Drayton and Dave Vandenberg terms were up. Three residents to replace the vacancies for a three year term are Don Furnace, Bill Drayton and Dan Fuesting. Margie Hochstetler has a 2 year term replacing Bernie Sekkema. Dan Freeman has one year remaining as well as Jim Munroe and Joe Timms.

Open Floor to Share Holders

Bob Haas inquired about an app for the park directory. Debbie Kidder has some concerns about the privacy of the website. She feels by putting the minutes and the newsletter on the web is putting information out there for the public to see. Fran Ingalinara explained the TCM Facebook page and said it is a private group only for the residents and the renters. Dan welcomed the new residents to the park. Kathy Furnace thanked Preston and Paula Lockenwitz for helping with the refreshments. Lynda Jackson had concerns about where the shed would be located. This will be discussed at a later time. Al Shay inquired about getting speed bumps. Debbie Kidder thanked the walkers for wearing reflective vest when they walk in the dark. Marv Fisher asked if the shed for the park can be bigger then the 10x12 size that is now allowed for the residents. Rosemary said she will follow the proper steps of getting a permit or variance.

Adjournment: A motion was made by Joe Timms to adjourn the meeting. Second by Bill Drayton. Motion carried. Adjourned at 7:43pm.

Respectfully submitted,

Kathy Furnace
Secretary