

Highland Ridge Homeowners' Association

Annual Member Meeting

February 15, 2024

The annual members' meeting of the Association commenced on February 15, 2024, at 7:00 p.m. in Marietta, Georgia. The board members in attendance included: Kiffer Andress, Eric Corona, Joey Corona, Jeff Costolnick, Shaun Ertischek, and Josh Laskowski. The Association Treasurer, Ana Weiss, was also in attendance.

Mr. Andress opened the meeting by reviewing the agenda. Roll call was taken, and the proxy votes were certified. Twenty-seven (27) ballots were received. This was fifteen (15) votes short of the quorum needed.

Mr. Andress provided proof of notice of the meeting, as the meeting packet was timely delivered to each member's mailbox by him and Mr. Ertischek.

A motion was made to not read and to approve the minutes of the preceding annual meeting. The motion was unanimously approved.

As for committee or officer reports, Mr. Andress stated that Ms. Tammy Andress was stepping down as the pool chair and that she is writing a playbook on the role. The association is renegotiating with Swim Atlanta. Ms. Renee Bissell said she would try to recruit a new chair. A discussion ensued about the way the pool is opened and closed each day during the season and an inquiry was made into the use of keycards. The role and responsibilities of the pool chair was further discussed.

Mr. Andress and Mr. Ertischek appointed inspectors and the votes for directors were tabulated as follows:

Shaun Ertischek – 28
Brendan Stevens – 28
Josh Laskowski – 29

Due to the insufficient quorum, the directors will be elected by the present Board after the meeting.

Mr. Andress and Ms. Weiss shared the budget for the 2024 fiscal year. A discussion commenced about upcoming and future expenses that will include landscaping needs, the tennis court and its fencing that will eventually need to be replaced, a new roof for the pool house and resurfacing of pool, and potential re-paving of the parking lot. The annual budget votes were as follows:

Approve – 28
Disapprove – 0

Since there was no quorum, the budget was approved in accordance with Bylaw Section 5.04 as it was not disapproved by a majority of the membership vote.

The outsourcing study received the following votes:

Approve – 22
Disapprove – 6

No other business was discussed and the association meeting was adjourned by Mr. Andress at 7:43 p.m.

The Board of Directors immediately held a meeting following the homeowners' association general membership meeting. The meeting commenced at 7:49pm. During this meeting, the existing Board of Directors nominated and unanimously voted Mr. Laskowski, Mr. Stevens, and Mr. Ertischek as incoming Board members. The Board of Directors then made a motion and unanimously appointed Dave Baker as the new landscaping chair.

Mr. Andres adjourned the Board of Directors' meeting at 7:56pm.

By: _____
Shaun Ertischek, Secretary

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