

**MCBRIDE HILLS ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF ANNUAL OWNER MEETING
January 25, 2021, at 6:00 p.m. --Via Zoom--**

Notice having been given via e-mail and public posting at least 48 hours in advance, the following annual meeting of the owners ensued:

CALL TO ORDER

President Chuck McClure called the meeting to order.

Members of the Board attending: Chuck McClure, Steve Bryant, Bonnie Gandy, Torrey Ford, and Adam Tanenbaum.

INTRODUCTION

President McClure thanked those who helped put street signs in and installed holiday decorations.

FINANCIAL REPORTS

Assistant Treasurer Gandy explained the financials, including the annual report. A question was asked about depreciation on the roads, and that was answered (see attached end of year financial statements).

INSURANCE WAIVER

VP/Treas. Bryant explained need to waive statutory insurance requirement. By voice vote, the owners waived this requirement without opposition.

ASSESSMENTS

VP/Treasurer Bryant announced that invoices for annual assessments will go out in February, and they will be due April 1, 2021. Because of concerns with USPS/mail delivery, if owners do not see their bills in the next couple weeks, they should call or email him.

Question about why the HOA took out a loan for the re-paving of the roadways. VP/Treasurer provided a history: The 2018 loan enabled the Association to complete re-paving all segments of our roads within three years.

ELECTION OF DIRECTORS

Nominations taken for board of directors. Slate of current board members nominated. No further nominations. Without objection by the owners, the current board of directors (Chuck McClure, Steve

Bryant, Adam Tanenbaum, Torrey Ford and Bonnie Gandy) were elected to continue serving as board members for another one-year term.

BANNERMAN DEVELOPMENT

President McClure provided update on development plans in the Bannerman Road corridor/area (see attached Bannerman Development Summary Report).

ELECTION OF OFFICERS

The new board elected its officers: Chuck McClure as president; Steve Bryant as vice president and treasurer; and Adam Tanenbaum as secretary.

OPEN COMMENTS

Mention made about need for owners to contact WastePro for special scheduling of pickups of large yard debris and bulk trash.

Brief discussion of several tree-falls that occurred over the past year.

ADJOURNMENT

There being no further business before the owners, the meeting adjourned at just before 7 p.m.

Respectfully submitted,

*Adam S. Tanenbaum
Secretary*