

# **NORTH RIM HOMEOWNERS ASSOCIATION**

## **THIRTY-FIRST ANNUAL MEETING OF MEMBERS**

JUNE 23, 2009

### **CALL TO ORDER**

The Thirty-First Annual Meeting of Members of the North Rim Homeowners Association was called to order by President Eric Beveridge at 6:40 P.M. on Tuesday, June 23, 2009, in the Clubhouse located at 1200 River Glen Row in San Diego, California.

### **ESTABLISHMENT OF QUORUM**

Eric Beveridge announced that the required quorum of 149 members had been established with 151 owners voting by mail, represented by proxy or in person.

Because quorum was reached, the drawing for one month's assessment was held. From tags placed in the drawing for owners who had either mailed in their ballot or who were in attendance, owner Rich O'Leary drew the tag for the owner of Unit 82.

### **APPROVAL OF MINUTES**

On a motion made by Sheri Galbreath, seconded by Georgeann Deno and carried, the Minutes of the Thirtieth Annual Meeting of Members held on June 24, 2008, were approved as distributed to the members present.

### **FINANCIAL REPORT**

Barbara Orvik, Eugene Burger Management Corp. representative, noted that the May 31, 2009, Financial Statement had been distributed and offered to answer questions from the owners present.

### **APPROVAL OF YEAR-END FUND TRANSFER**

Carolyn Sharp made a motion that, in accordance with IRS Revenue Ruling 70-604 and in order to allow the option to take advantage of a lower tax rate allowed by filing the 1120 tax return, any surplus operating funds at the Association's fiscal year-end of November 30, 2008, shall be transferred to reserves. The motion, seconded by Sheri Galbreath, was unanimously approved by the membership.

### **ELECTION OF DIRECTORS**

Barbara Orvik requested nominations from the floor. There being no nominations, Georgeann Deno moved that the nominations be closed. The motion, seconded by Sheri Galbreath, was unanimously approved by the membership. Barbara Orvik advised that the names of the following owners had been placed in nomination: Eric Beveridge (incumbent) and James Tuck (incumbent).

Barbara Orvik called for a motion to waive complete tabulation of the votes and to only verify that each candidate had received at least one vote since there are two candidates and two open seats on the Board. By consent of the members, with no dissenting vote, four owners opened approximately 25 random ballot envelopes and Bret Brettelle verified that each candidate had received at least one vote; therefore, Eric Beveridge and James Tuck had been elected to the Board of Directors each to serve a two-year term.

### **OPEN DISCUSSION**

The following issues were discussed:

- Is it true that when a tree is removed, it will be replaced? No, because there are areas of over-planting or when a tree next to a building is removed, it will not be replaced because of the improper location of the original tree.
- Pine trees at Units 194 and 195 need to be pruned.

- Trees at Unit 91 to be pruned for balance.
- The new spa drain covers are domed and could cause injury if someone stepped on the edge of a drain cover when stepping into the spa.
- Will the pool temperature be kept near 80° this year instead of 85° ? Yes, control valves were installed last year in order to turn off the solar system when the water temperature reaches a pre-set temperature. The valves also turn off the system when the sun is not shining.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:25 P.M. to the Organizational Board of Directors Meeting to elect officers and conduct other business.

Barbara W. Orvik  
Recording Secretary