**Tulls Cove Homeowners Association Inc.**

**Annual Homeowners Meeting Minutes**

April 4, 2022

Kimrey called the meeting to order at 7:01 pm. Linda was asked to call the role for attendance. Quorum was established with members present and by proxy.

Minutes from March 2 2021 were provided. Motion made to accept as written and was seconded. All were in agreement.

Kimrey gave a brief overview of the management of Tulls Cove. All bills were paid, retention pond had been inspected, and dues will stay the same. The board did seek quotes to hire a management company. 2 companies were interviewed. The third company was outside of the budget that the HOA could spend. HOA Management Company was selected to support Tulls Cove.

Budget for 2022 was discussed. All were in agreement. Budget was ratified.

Kimrey explained that it was determined, after the meeting packet was mailed, that there were no open positions on the board to be filled. In a review of the Bylaws it states the HOA will be governed by 3 board members. Kimrey and Linda explained that 2 more positions could be added to the board by changing the bylaws. This would require a large majority of the community to sign an amendment to be recorded at the register of deeds.

Kimrey confirmed that Clay Norville will continue to provide maintenance for the pond.

It was agreed that the rose bushes at the entrance sign and between trees needed trimming. No lawn maintenance was performed in winter months. Common Area is dark – needs lights. Board agreed to check with GUC about a power source.

Homeowner concerns were addressed. The board has scheduled meetings for the remainder of the year. Meeting dates will be posted on the website.

Motion was made to adjourn. All were in agreement.

Minutes submitted by: Linda Price, Community Manager