

## **Minutes of the Annual General Meeting of Normandy By The Sea Community Association**

**Held October 11th, 2008 at 424 Stratford Court, Del Mar, CA 92014**

**Present:** J. Bennett, R. Calvi, N. Eisen, L. & M. Kewin, T. McDonald, R. & M. Miller, C. Schroy, S. & K. Stephan, P. & R. Wichner, and Cami Surette from Pilot Property Management.

The Annual Meeting, rescheduled from September 27, 2008 due to a lack of quorum was called to order at 10:09 a.m.

A quorum was established with members in attendance and by proxy.

The Annual Presidential Report was presented by Michael Kewin. Michael reported the completion of the railing replacement project, the renovation of elevator control systems and cabs, replacement of the arbor and pathway lights, and the purchase of new pool furniture. In addition, the garages were in the process of being power-washed and painted and a new landscaper has been hired. The Board also has been reviewing the revised, attorney-approved, CC&R's and anticipates mailing them to homeowners in about 60 days, along with updated Rules and Regulations and Bylaws. Michael also indicated that in fiscal year 2008-9 the Board of Directors will be looking to the replacement of the hydraulic pistons of the elevators and the replacement of exterior wood shingles, and some of the exterior light fixtures.

The Annual Financial Report was presented by Treasurer Ron Wichner. Ron reported on the Operating Account budget, income and expenses and the Reserve Account inflows and expenditures.

The Operating Account, on a projected cash basis, showed a net income of approximately \$4000 for the fiscal year on a budget of \$228,000.

The Association's cash Reserves were reduced by approximately \$72,000, primarily due to the cost of the railing and elevator projects. However, because of the special assessment, the annual Reserve Study Report indicated the Reserve funding level had increased to 59%, up from 44% the previous year.

Total Operating and Reserve cash assets for the 2008 fiscal year end were projected to be approximately \$ 267,000.

**Motioned, Seconded and Approved** the 2007 Annual General Meeting Minutes as submitted.

**Open Forum:** Members presented the following items for consideration; Ms. Eisen commented she would like the path lighting by the bluffs along the hedge. Ms. Wichner wanted to know if there is any plan to look into resurfacing the balconies.

**Ballot Results:** A non-election was declared as some of the ballots did not contain an entire list of all the Board candidates. New ballots were to be mailed out October 13, 2008 to all owners. These ballots were to be opened and counted at the continued Annual Meeting on October 25<sup>th</sup> at 10 a.m. at the pool house. Election results were to be mailed to all homeowners.

**Motioned, Seconded, and Approved:**

WHEREAS, The Normandy By The Sea Community Association is a California corporation duly organized and existing under the laws of the State Of California.

WHEREAS, The members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service.

Now, therefore, the members hereby adopt the following resolution by and on behalf of the Association:

RESOLVED, that any amounts collected by or paid to the Association in excess of operating expenses for the year ended September 30, 2008, be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by Revenue Rulings 75-370 and 75-371. Such amounts shall be deposited into insured interest-bearing accounts. Any amounts so added to reserve-replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

RESOLVED, that any excess membership income over membership expenses and contributions to reserves for major repairs and replacements for the year ended, shall be considered to be constructively applied against the subsequent year's member assessments, as provided by IRS Revenue Ruling 70-604.

The meeting was recessed at 10:45 a.m. until October 25<sup>th</sup> at 10 a.m. at the pool house for counting of the ballots.

**AGM Ballot Results:** On October 25<sup>th</sup>, 2008 the Annual General Meeting was reconvened at 10 a.m. for counting of the ballots. Clark Henry, Ron Wichner and Ree Miller were elected to the Board for a two-year term.

The Annual General Meeting was adjourned at 10:15 a.m.

Approved:     /s/ Ree Miller    

Date:     9/26/2009