

BULL RUN UNIT II HOMEOWNERS ASSOCIATION
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ANNUAL MEMBERS MEETING
OCTOBER 19, 2023 – 6:00 P.M.
NORTHSIDE COMMUNITY CENTER
AGENDA

1. Call to Order and Establish Quorum (20%) – 17 units for quorum
 - a. Quorum established by proxy and members present
2. Proof of Notice
 - a. Notices were mailed 9/22/23.
3. Welcome and Introduction of Current Board Members
 - a. Ted Nation, President
 - b. Deborah Barnes, Vice President
 - c. Janice Lyon, Secretary/ Treasurer
 - d. Brian Wheeler, Director
 - e. Glenn Awong, Director
4. Approval of Minutes for 2022 Annual Meeting; Motion to approve by Deborah; second by Brian; Minutes approved..
5. Financials
 - a. Management presented the following financial reports:
 - i. 2022 End of Year Reports were reviewed
 - ii. September 2023 Financials were reviewed
 - iii. Budget 2024
 1. At this time the proposed budget is over budget; at this time we do not need to raise dues, but may need to consider in the near future.
 2. Brian recommended adding an expense for an arborist review and a tree costs expenditure to the proposed budget. Glenn asked for clarification on where to add the funds for the trees. Crickets has an arborist and we will contact them to review trees in the neighborhood common areas.
 3. 2623 Ulysses has trees behind Beth's house that need to be reviewed and removed.
 4. Brian motioned to add \$2500 to the Grounds Landscaping line item; Ted – motion passes
 5. Motion to approve proposed budget by Glenn Awong; second by Ted; -- Budget 2024 approved.

6. Election of Board of Directors (5 to 9 directors)
 - a. Board Member Requirements
 - i. Dues must be current
 - ii. Criminal Record – No felonies
 - iii. Willingness to participate in projects and attend meetings
 - b. Intent to Run forms received from:
 - i. Ted Nation
 - ii. Brian Wheeler
 - iii. Deborah Barnes
 - iv. Janice Lyon
 - v. Glenn Awong
 - c. Board approved by acclamation.
7. Architectural Control Committee members are
 - a. Teri Cleeland
 - b. Elizabeth Murray
 - c. Motion to add Angie Marky – Motion by Ted; second by Janice – Angie is approved.
8. Compliance Inspections and Grievance Committee
 - a. Fines \$50 per occurrence/maximum \$5000/14 day notice (Article X, Section 21)
 - b. Compliance with Governing Documents
 - c. Procedure needs to be written
 - d. Teri Cleeland – volunteered; still need additional volunteers
9. New business
 - a. COVENANT LANGUAGE AMENDMENT (75% approval)
 - b. AIRBNB
 - i. Membership Input/Ballot Vote
 - ii. Safety Issue
 - iii. Majority of homeowners responding were in favor of changing covenants to prohibit AirBNB.
 - iv. Motion to approve moving forward to hire an attorney to prepare recommended language change to prohibit AirBNB, vacation rentals, VRBO, short terms, draft the amendment; Ted ; second Glen – one naysetc. Members -- one member voted in the negative by email;
10. Old Business
 - a. Mailbox makeover by Chris McDonald, Mr. Mailbox. Owners should contact a vendor to paint or improve their mailbox.
11. Member Comments (Limited to 3 minutes each)
 - a. Glenn – Homes that sustained fire damaged on Ulysses – will probably sell.
 - b. Ted – Tallahassee Reports newspaper – home second Bull Run Monument – recommend with buy in from other units to makeover – backflow, irrigation \$4000, restaining/painting \$10,000 – 396 homes then 1/10 of that for maintenance. Grants from the City – members present were in favor.
 - i. Consider drought resistance plants until irrigation can be obtained.
 - c. City Zoning – Development approve – traffic studies; will go before the development review commit 99 apartemnts, gas station, convenience store;
12. Ted has the sign
13. Adjournment – Motion Deborah – 7:35 pm

BOARD OF DIRECTORS MEETING TO FOLLOW THE ANNUAL MEETING

1. Call to Order 7:40 p.m.
2. Election of Officers were as follows and unanimously approved:
 - a. President – Ted Nation
 - b. Vice President – Deborah Banes
 - c. Secretary/Treasurer – Janice Lyon
3. New Business
 - a. AIRBNB
 - i. Voted unanimously to hire attorney based on membership input from annual meeting.
4. Recommended quarterly board meetings by zoom – first Thursday January, April, July, October
5. Adjournment – Motion to adjourn 7:40 by Deborah.