

Hickory Woods Special Unit Owners Meeting Minutes

10/17/2017

Attending:

- Board Members: Mary Ferris, Liz Lannigan, Dick Loschi, Brad Perham and Brian Wells
- Evergreen Harvard Management: Leah Borla
- 96 of 98 Unit owners, either in person or via directed Proxy

Purpose of the meeting

To amend the By-Laws to be in compliance with New Hampshire law and to remove unnecessary wording associated with the declarant. Further to change the requirements for a quorum at Unit Owners meetings, and the voting requirements for normal motions raised at Unit Owners meetings. Also, to allow discretion in the application of Robert's Rules of Order at Unit Owner and Board of Director's meetings.

No other business may come before this Special Meeting.

Requirement for Quorum

66 units must be represented in person or by official proxy in order to vote on the By-law changes.

Agenda

- I. Call to Order
- II. Introductions
- III. Certification of Quorum (Article 2.9 of the Bylaws 66 2/3%)
- IV. Recitation of Proof of Meeting
- V. Amendment to By-Laws for Compliance with New Hampshire Law HB 353
- VI. Amendment to the By-Law to Reduce the Quorum
- VII. Amendment to the By-Law to Change the Voting Requirement
- VIII. Questions and Answers
- IX. Adjournment

The sign in and ballot distribution began at 6:30PM and was completed at 7:15PM.

Call to Order

The meeting was called to order by Brian Wells at 7:15, once it was clear a quorum had been reached and all Unit Owners attending had signed in.

Introductions

The Board members and Evergreen Harvard Property Manager were introduced.

Certification of Quorum

The quorum count was delayed while proxies and the sign in lists were reconciled. Evergreen Harvard and HW Board members managed the sign in and ballot distribution process.

They certified the quorum with 96 of 98 possible unit owners in attendance, either in person or via proxy. This represents a quorum, far in excess of the requirements stated above. The only two unit owners not participating are the two with units are for sale.

Proof of Meeting

The meeting announcements and proxies were mailed on 26 September, 21 days prior to the meeting. Also, email announcements were provided on 29 August, with a reminder on 9 October.

Vote

Motion: Brian made the motion that the vote should be taken to determine if the proposed changes to the By-laws should be in-acted. Liz provided the second. Discussion followed with questions from some of the unit owners.

At the completion of the discussion the remaining ballot were collected and counted.

The count indicated that all four of the proposed amendments received more than the required two thirds (66) vote for approval.

The results of the vote are:

- 1) Amendment for compliance with NH law – 95 for, 0 opposed (one blank)
- 2) Amendment to reduce the quorum – 86 for, 10 opposed
- 3) Amendment to change voting requirement – 87 for, 8 opposed (one blank)
- 4) Amendment to change need for Robert's rules – 90 for, 5 opposed (one blank)

Question and Answers

There were no additional questions or answers.

Adjournment

With the completion of the business the meeting was adjourned at 7:46PM.