

Russell Bayou Homeowners Association

Special Owners Meeting
Tuesday, September 27, 2016
MINUTES

BOARD MEMBERS

Jackie Winkelman
Howard Sandusky
Dee Ferguson
Dennis Losh
Keith Johnson

Owners Present:

16 owners represented in person
49 Proxies

Cheryl Kelley Association Manager,

Call to Order:

Howard Sandusky called the meeting to order at 5:30 p.m.

Entry Gate Proposal:

Board Members, committee & Owners inquire for Russell Bayou to have its own private gate at the entry, therefore the board has designated a committee (at the June annual Meeting) to work on the proposals for the Entry Gate.

At the August 2016 Board meeting, Mike Johnson of Johnson Communication was present to speak about the Entry Gate System proposal and how the gate equipment will function. Chris with Metalcraft is the company representative, that will construct the Iron Gate, he was also present for questions and discussion on the function and materials for the gate.

Owners asked various questions about the gate, codes, general construction of gate, etc.

Therefore, Special Meeting called for the Gate approval on 9/27/16, Owners were sent notice of Special Meeting and Proxy to vote if they want the gate installation to take place.

The purchase and installation of the security gate will come from funds we have on hand. No special assessment or increase in annual dues is required. No monies from Reserve account will be used. The cost is \$22,422. After the first-year warranty, we will budget for maintenance and repairs in our annual budget.

RB attorney Suzanne Blankenship, was consulted as per the Documents for installation of the gate.

Ms. Blankenship stated, as per the documents the Board would not have to have majority owners approval and have authority to approve the gate, in good faith the board did want owners input and decided to hold this special meeting, To ensure the owners had a say in the decision.

Vote for Gate by owners: 65 present at meeting (in person or by proxy)

Yes votes: 62

No votes: 3

Board Vote: 7 unanimous Yes

Dennis made a motion to accept the Gate Proposal from Johnson Communication and Jackie Winkelman seconded, motion passed unanimously.

- Discussion of Type of Gate, Berms or Fencings at sides to be determined.
- Remote will be programmed to work at both Innerarity Gate and Russell Bayou Gate
- There will be 4 codes available, Owners, Contractors, Realtor, Deliveries

There was no further business and the meeting adjourned at 6:35 pm

Respectfully submitted,

Cheryl Kelley
Association Manager