

**CARRIAGE CLUB HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
November 20, 2024**

- I. **ESTABLISH A QUORUM** – 20% of qualified members are required to establish a quorum for the Annual Meeting. The community consists of 430 homes. Quorum was established with 28 members present in person and 83 by proxy. The meeting was called to order at 6:00 pm.
- II. **PROOF OF NOTICE** – Proof of notice is evidenced by attendance of owners and by documentation at the offices of Westwind Management Group. Inc.
- III. **ANNUAL MEETING MINUTES - OCTOBER 25, 2023** – A motion was made from the floor, seconded, and carried, it was resolved to approve and waive the reading of the October 25, 2023, Meeting Minutes, as written.
- IV. **PRESIDENT'S WELCOME AND REPORT** –President, Scott Campbell welcomed the homeowners in attendance, Introduced the Board and Committee Members, and thanked them for all of their hard work. Vice-President Kim Johonson presented on the 2024 accomplishments and what is ahead for 2025.
- V. **FINANCIAL REPORT** – Treasurer, Gary Emig provided an overview of the financial report through September 2024. He noted the community is under budget for water.
- VI. **ELECTION OF DIRECTORS**
 - A. **Introductions of Nominees** – There were (3) three Director Positions up for election and 5 individuals running for election. Each candidate present introduced themselves to the membership and gave a brief background summary at the meeting.
 - B. **Vote Announcements** – Gary Emig, Julie Conner, and Lynette Roth were welcomed back to the Board and recognized for their continued commitment in servicing the Association.
- VII. **UNFINISHED BUSINESS** – None
- VIII. **NEW BUSINESS** –
 - A. **2025 Budget Ratification** – Gary provided a report on the 2025 Budget. He reported there will be no increase in dues.
- IX. **HOMEOWNER OPEN FORUM** –

The floor was opened to the membership who had questions related to landscaping, trees, paint colors, turf maintenance behind 10077 Andrush Ct., flock cameras, and speeding monitors status.
- X. **ADJOURNMENT** – There being no further business to discuss, and on a motion duly made, seconded, and unanimously carried, it was resolved to adjourn the meeting at 6:50 p.m.

Approved by the membership at the October 22, 2025 Annual Meeting