

BRIDGEHAVEN HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
October 2, 2018

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**DRAFT**

I. CALL TO ORDER

The meeting was called to order by Michael Karhanek at 6:11 p.m. Meeting held at 1629 Vista Oaks Lane.

II. ROLL CALL

Present: President Michael Karhanek, Vice President Judie Miller and Secretary Janet Kestenbaum.  
Absent was: Treasurer Catherine Wirtz and absent Director Richard Winer

Also present Association Manger Lupe Aguilera of Spectrum Property Services also acting as Recording Secretary.

III. ESTABLISHMENT OF QUORUM

Quorum established this date (21 Secret Ballots). Homeowners present were: Debra Ryback (1538 Heather Oaks Lane)

IV. PROOF OF NOTICE OF MAILING

Notice of the Annual Meeting prepared and distributed by Spectrum Property Services. The membership received notice via the Unites States Postal Service.

V. MINUTES OF PREVIOUS ANNUAL MEETING

September 27, 2017, APPROVED UNANIMOUSLY.

VI. REPORTS FROM OFFICERS OF THE BOARD

No reports at this time.

VII. NOMINATIONS FROM THE FLOOR

No nomination from the floor.

VIII. VOTE RESULTS

Secret Ballots Vote were tallied by the Inspectors of Election Lupe Aguilera and tally results were provided to Michael Karhanek, President for announcement this date.

The Board members are: Michael Karhanek (20), Judie Miller (28), Catherine Writz (25), Janet Kestenbaum (18), Richard Winer (17)

IX. UNFINISHED BUSINESS

There was no unfinished business

X. NEW BUSINESS

1. IRS RULING 70-604 EXCESS INCOME APPLIED TO FOLLOWING YEAR ASSESSMENT

Approved, per unanimous consensus of the members in attendance.

XI. ADJOURNMENT

The Annual Meeting adjourned at 6:30 p.m., per consensus of the members in attendance.

Respectfully submitted by,

Lupe Aguilera  
Association Manager  
Acting as Recording Secretary