**DRAFT**

**The Minutes of the Annual Meeting**

**Of The Hamilton Cove Homeowners Association**

**December 1, 2018**

**Call to Order**

The following are the Minutes of the Annual Meeting of the Hamilton Cove Homeowners Association held December 1, 2018 on Catalina Island, California. President Norris Bishton called the meeting to order at 2:00 PM. Voting had commenced at noon.

**Roll Call**

Board members present: Norris Bishton, Martin Curtin, Bart Glass, Richard Kirschner and Mike Owens. President Bishton informed the meeting that a quorum of owners was present in person, by proxy or by reason of having voted by mailing or delivering a duly executed outer envelope in connection with the election.

**Approval of Minutes**

It was moved, seconded, and passed to approve the minutes from the December 9, 2017 Hamilton Cove HOA Annual Meeting without reading.

**Report of Officers**

Mr. Bishton reported on various matters.

**Old Business**

No old business was discussed.

**New Business**

The following resolution was unanimously adopted:

WHEREAS, the Hamilton Cove Homeowners Associa1ion is a California corporation duly organized and existing under the laws of the State of California; and

 WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2016, shall be (1)applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 or (2) refunded to members as provided by IRS Revenue Ruling 70-604.

**Election Results**

At 2:00 PM voting ceased. Stu Baron, Inspector of Elections, and an assistant tallied the vote in the meeting room. 119 Owners voted, a 62% turnout. Upon completion, the Inspector of Elections announced the ballot results for the two seats on the Board of Directors. Votes were cast as follows:

 For Directors:

 Norris Bishton 116

 Mike Owens 112

**Amendments to the CC&Rs**

A discussion was had with regard to the proposed amendments to the CC&Rs. It was noted that attendance at the meeting was negatively impacted by the weather. Upon motion duly made, seconded and unanimously carried the meeting was continued for thirty days to allow addition Members to vote on or consent to the proposed amendments. 111 voted for the proposed amendments and six voted against.

Mr. Bishton announced that the Board would hold its organizational meeting in the Association Office.

 Respectfully submitted:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_\_

Martin Curtin, Secretary Norris Bishton, President