

**MINUTES OF THE ANNUAL MEETING OF MEMBERS  
OF  
THE MONTEREY DUNES COLONY ASSOCIATION  
AND  
MONTEREY DUNES COLONY MUTUAL WATER ASSOCIATION**

October 22, 2005

**PRESENT**

Mary Jansing Balgooyen, President  
Ellen Michaels, Vice President  
Marty Deggeller, Treasurer  
John Steinhart, Director  
Jeff Schwartz, Director  
Tom Bugary, Secretary and General Manager

**ABSENT**

None

**WELCOME**

The combined Annual Meeting of the Monterey Dunes Colony Association and the Monterey Dunes Colony Mutual Water Association was called to order by Mary Jansing Balgooyen, President, at 10:00 A.M., Saturday, October 22, 2005 at the Monterey Dunes Colony Clubhouse, 195 Monterey Dunes Way, Castroville, CA 95012.

**APPOINTMENT OF ELECTION OFFICIAL**

Mary Balgooyen reconfirmed her appointed of Jim McFeeters as Inspector of Elections, to preside over the tabulation of votes for both the Monterey Dunes Colony Association and the Monterey Dunes Colony Mutual Water Association.

**ROLL CALL TO DETERMINE QUORUM AND ELIGIBILITY TO VOTE**

Jim McFeeters announced that the Association had 94 proxies assigned to the Board of Directors, which constituted a quorum of homeowners. Jim then read aloud the names of those homeowners who had not submitted proxies for either MDCA or the Water Company; there were four homeowners present at the meeting. Jim then asked if any homeowner present wished to revoke his/her proxy. None present wished to revoke their proxy.

## **READING OF MINUTES FROM THE LAST JOINT ANNUAL MEETING OF MEMBERS**

Mary Balgooyen asked if any member present wished to have the minutes of the last annual meeting read aloud. By unanimous consent, the reading of the last annual meeting minutes was waived. It was M/S/C to approve the October 16, 2004 Annual Meeting Minutes as written.

## **INTRODUCTION OF NOMINEES**

Jim McFeeters, Chairman of the Nominating Committee, read aloud the nominees for the Board of Directors 2005-2006 term. Four of the nominees were current members of the Board of Directors - Ellen Michaels, Marty Deggeller, John Steinhart, and Jeff Schwartz – and a current Finance Committee member – Frank Williams.

Mary asked if there were nominations from the floor. With no further nominations, Mary closed the nominations.

## **ANNOUNCE ELECTION RESULTS**

Members voting, in person or by proxy, cast a unanimous ballot for the nominees - Jeff Schwartz, Marty Deggeller, Ellen Michaels, John Steinhart, and Frank Williams – to serve as Directors for both MDCA and the Water Company for the 2005-2006 term.

## **PRESIDENT'S REPORT**

Mary announced that this was her final meeting as Board President and the end of her five years of serving on the Board with the past two years as President. Mary acknowledged the following Association members for their contributions to the colony during her tenure:

1. **Ellen Michaels** – Board Vice-President and Chair of the Environmental Control Committee (ECC). In addition, Ellen organized the homeowner barbeque, which will follow this meeting.
2. **Marty Deggeller** – Board Treasurer; Finance Committee member; Chair of AdHoc CC&R Committee; and Chair of the AdHoc Insurance Committee.
3. **John Steinhart** – Board Director and Chair of the Water Conservation Committee.
4. **Jeff Schwartz** – Board Director; ECC member; AdHoc Reserve Analysis Committee member; and Chair of the AdHoc Tennis Court Committee.
5. **Bill Michaels** – Chair of the AdHoc Reserve Analysis Committee; AdHoc Tennis Court Committee member.
6. **John Gentry** – Chair of Finance Committee
7. **Dick Love** – Former Board President and current Finance Committee member
8. **Frank Williams** – Finance Committee member
9. **Jim McFeeters** – Former Board Treasurer; Finance Committee member; AdHoc CC&R Committee member; and Inspector of Elections.
10. **Ted Swanson** – ECC member and AdHoc CC&R Committee member

11. **Barbara Floyd** – Former ECC member
12. **Russ Ryder** – AdHoc CC&R Committee member
13. **Jim Forster** – Chair of the AdHoc Hi-Speed Internet Committee
14. **Dale Christenson** – AdHoc Hi-Speed Internet Committee member
15. **Dot Reinke** – Special contributor to the Dunescape
16. **Dick McKelvey** – Unofficial social events coordinator

Mary also thanked the MDCA staff and the General Manager, Tom Bugary, for improving and maintaining the quality of homes at the Colony.

The audience thanked Mary for her years of service to the Association.

### **OLD BUSINESS**

There was no old business.

### **NEW BUSINESS**

#### **Elkhorn Slough Foundation Event**

Mary read an announcement from the Elkhorn Slough foundation inviting Association members to a Preview Reception of the Coastal Estuaries Art Show at the Nido Gallery in Moss Landing on Friday, November 11, 2005. Ten percent of the art sales will be donated to the Elkhorn Slough Foundation.

#### **IRS Revenue Ruling 70-604**

Mary read aloud an IRS Revenue Resolution for 2005-2006. It was M/S/C to approve the resolution, which applies any excess revenue generated by the Association in fiscal year 2004-05 to future year's expenses. This resolution is in accordance with Revenue Ruling 70-604.

#### **Status of Tennis Court Project**

As a special request from a homeowner, the Board asked Tom to give the members an update on the status of the tennis court project. Tom reported that four of the six tennis courts we currently have are being replaced with two. In addition, we are adding a full size basketball/volleyball/multipurpose court, a putting green, driving range and bocce ball court. The two tennis courts (courts 3 and 4) will be rebuilt to original specifications.

The demolition phase of the project is already complete and we are now in the preliminary stages of compacting the base rock in preparation for paving. The project should be finished (hopefully) around the first of the year. Association employees will then build a bocce ball court, boardwalks and picnic table(s).

#### **Snowy Plover Update**

In response to a request by a member present at the meeting, the Board asked Frank Williams to give the members an update on the endangered snowy plover. Frank reported that there is bill pending in Congress to remove the Snowy Plovers from the endangered species list. The rationale is that the coastal Plovers are genetically the same as the much more plentiful inland Plovers.

### **ADJOURNMENT**

With no further business from the floor, it was M/S/C to adjourn the meeting. The annual homeowner's barbeque will be at 12:30 p.m. today. The next Board of Directors meeting is scheduled for Saturday, December 3, 2005 at 10:00 A.M.

### **ORGANIZATIONAL MEETING**

Following the annual meeting, there was an organizational meeting to elect officers of the Board for the 2005-2006 term.

The Directors made the following appointments:

Ellen Michaels	Director, (President)
Frank Williams	Director, (Vice President)
Marty Deggeller	Director, (Chief Financial Officer)
John Steinhart	Director
Jeff Schwartz	Director

*- Additional Appointments -*

Mary Jansing Balgooyen	Officer of the Board, (Assistant Treasurer)
Tom Bugary	Officer of the Board, (Secretary)

Respectfully Submitted,

*Thomas J Bugary*

Thomas J. Bugary, CMCA, CCAM  
Secretary and General Manager