

12-2805
FILED FOR RECORD ON THE 10th DAY OF
August 2012 AT 11
O'CLOCK 18 MIN # M. RECORDED
IN BOOK 615 PAGE 2785
BEVERLY BURNETT, RECORDER OF DEEDS,
BENTON COUNTY, MO.
BY Beverly Burnett DEPUTY

BENT TREE HARBOR HOME OWNER'S ASSOCIATION
RESULTS OF THE ANNUAL ELECTION HELD APRIL 21ST, 2012

1. Article III 11C Yes-501, No-259.5 (amendment change attached)
2. Bylaws, Article IV Sec 3, Yes-548.5 No-201 (amendment change attached)
3. Bylaws, Article III Sec 2, Yes-343, No-277.5 (amendment change attached)
4. Bylaws, Article IX Sec 2, Yes-459, No-329.5 (amendment change attached)
5. Bylaws, Article VI Sec 3, Yes-412, No-337.5 (amendment change attached)
6. Trustee Election (Vote for Two)

Steve Cox-223

****Derrick Rinkenbaugh-399 ****

Beverly Wilson-256.5

****Harvey Whitmire-337 ****

Jeff Osburn-85.5

7. Assessment Increase Yes-39, No-295

Beth Taulbee

Beth Taulbee, Trustee and Secretary to the Bent Tree Harbor Home Owner's
Association Board

Dated: May 3, 2012



SHIRLEY M. BISHOP
My Commission Expires
April 26, 2014
Benton County
Commission #10966984

Shirley Bishop

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04 21 2012

2012 ELECTION

COVENANTS & RESTRICTIONS

ARTICLE III Organization of Association 11c: p. 7

CURRENTLY READS:

All members who have submitted proposals are expected to sit on the committee to review and discuss the final language that should be used in each amendment or their amendment will be removed from the list. There must be at least two board Trustees and at least three Association members on the proposal committee. All amendments shall be sent to all owners to be voted on at the next annual meeting.

PROPOSED CHANGE TO:

COVENANTS & RESTRICTIONS

ARTICLE III Organization of Association 11c: p. 7

All members who have submitted proposal changes are required to present said proposal to a review committee to discuss the final language that should be used in their amendment or their proposal will be removed from the list to be submitted for change. There should be no more than seven (7) proposed changes submitted to the voting property owners per year unless the review committee feels there are viable changes over seven (7) that should be placed on the ballot for change. The proposal review committee must consist of at least two trustees and three non-trustee association members in good standing. All proposed amendments presented and accepted by the review committee shall be sent to all owners in good standings to be voted on at the next annual meeting.

☐ Yes

☐ No

BYLAWS

ARTICLE IV Trustee Election, Removal, Resignation, and Duties AMENDMENT OF Section 3: Resignation of Trustees. p. 6

Last sentence currently reads:

Any Trustee who misses three (3) consecutive meetings shall be deemed to have resigned.

PROPOSED CHANGE TO:

BYLAWS

ARTICLE IV Trustee Election, Removal, Resignation, and Duties Section 3: Resignation of Trustees. p. 6

Any trustee who misses three (3) meetings, whether executive, informational or a combination of both shall be deemed to have resigned.

☐ Yes

☐ No

04 21 2012

2012 ELECTION

BYLAWS

Article IX Miscellaneous Provisions Section 2. Association Records p. 13

CURRENTLY READS:

Once a year a Member shall have the right to demand and receive from the Association a complete list of the names and addresses of all of the Members of the Association, upon reasonable notice and upon payment of a reasonable fee to the Association for reproduction costs. Article VI, Section 3 outlines the procedures for a Member to acquire Association accounting records. The minutes of all Association and Board meetings shall be available for inspection by the Members in the Association office.

PROPOSED CHANGE TO:

BYLAWS

Article IX Miscellaneous Provisions Section 2. Association Records p. 13

Propose the **removal** of wording in "quotation":

"Once a year a Member shall have the right to demand and receive from the Association a complete list of the names and addresses of all the Members of the Association, upon reasonable notice and upon payment of a reasonable fee to the Association for reproduction costs." **remainder of Section 2 as follows here may stand as written. Article VI, Section 3 outlines the procedures for a Member to acquire Association accounting records. The minutes of all Association and Board meetings shall be available for inspection by the Members in the Association office.**

☐ YES

☐ NO

BYLAWS

ARTICLE III Section 2. Special Association Meetings p.3

CURRENTLY READS:

Special Association meetings for any purpose or purposes, unless otherwise prescribed by statute, may be called by the President, and shall be called by the President at the request of a majority of the Board of Trustees, or at the request, in writing, of Members representing ten percent (10%) of the total votes eligible to be voted by all of the Members of the Association. Requesting members must all be members in good standing. Each such request shall state the purpose or purposes of the proposed meeting. The business transacted at all Special Association meetings shall be confined to the subject(s) stated in the notice thereof. If a Special Association meeting is called due to a request of ten percent (10%) of the Members and is for the purpose of removing an officer, the requesting members shall be responsible for the cost of mailing the notice.

PROPOSED CHANGE TO:

BYLAWS

ARTICLE III Section 2. Special Association Meetings p.3

Add to the last sentence the following wording:

"As well as the hourly cost by the office staff involved to verify the Petition to ensure the ten (10%) members in good standings."

☐ YES

☐ NO

04 21 2012

2012 ELECTION

BYLAWS

ARTICLE VI Section 3. Accounting Records p.11

CURRENTLY READS:

Section 3. Accounting Records. The Association shall maintain account records in accordance with good accounting practices which shall be open to inspection once annually by members or their authorized representatives at a reasonable time, which shall be set by the Association within five business days after a written demand from a Member. The written demand must specify the exact records requested and purpose of records requested. The Association may impose a reasonable charge to recover the cost of labor and materials for all documents copied. Members shall not be allowed to inspect individual personal assessment records, employee files, including wage information, or personal complaints. Two days after notice of a special or annual meeting, members may by written demand receive in alphabetical order a list of members' names, addresses and number of eligible votes.

PROPOSED CHANGE TO:

BYLAWS

ARTICLE VI Section 3. Accounting Records p.11

The Association shall maintain account records in accordance with good accounting practices which shall be open to inspection once annually by members or their authorized representatives at a reasonable time, which shall be set by the Association within five business days after a written demand from a Member. The written demand must specify the exact records requested and purpose of records requested. The Association may impose a reasonable charge to recover the cost of labor and materials for all documents copied. Members shall not be allowed to inspect individual personal assessment records, employee files, including wage information, or personal complaints. "The last sentence above would be removed."

☐ YES

☐ NO

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TRUSTEE POSITIONS (choose 2)

☐ STEVE COX

☐ DERRICK RINKENBAUGH

☐ BEVERLY WILSON

☐ HARVEY WHITMIRE

☐ JEFF OSBURN

ASSESSMENT INCREASE

Raise association assessments on first lot to \$140.00 per year and association assessments on second and subsequent lots to \$70.00 per year with 20% to go to road account rather than 10% to begin with 2013 assessments.

☐ YES

☐ NO