

**The Jonathan Association**  
Annual Meeting February 18, 2014  
Chaska City Hall 6:30 p.m.

Called to order by President David Snodgrass.

The following were elected to a 3 year term on the Board of Directors:  
John Siegfried, Judith Bostrom and Denise Hedtke.

The following changes to the bylaws amendments were adopted.

**Article 3      Meeting of Members**

**Section 7:    Annual Equitable Financial Report**

At every duly called Annual Meeting of the Association, the President (or other officially designated representative(s) of the Board) shall provide a written summary, available to each member in attendance, explaining how the actions by the Board, its management, independent contractor(s), and/or other such employees or representatives during the previous calendar year were intended to: a) achieve an equitable distribution of financial resources spent on maintaining all of the Association's various Common Areas; b) follow the proscribed actions and expenditures as outlined in the Association's current Reserve Funding Plan; and c) this report shall explain all actions (if any) taken in pursuit of the equitable distribution of financial resources which differ from the actions and expenditures called for by the current Reserve Funding Plan.

**Article 8      Powers and Duties of the Board of Directors**

**Section (i):**

Use at all times, a budget planning tool for reserve funding (the "Reserve Funding Plan") that identifies the current status of the Association's Reserve Fund, and outlines a stable and equitable approach to maintain the balances of these funds. In planning for the Association's current needs and necessary future expenditures, the Reserve Funding Plan shall consider current budgetary expenditures and anticipated future major common area expenditures. The Reserve Funding Plan must be: a) conducted by an independent, outside professional vendor contracted by the Association; b) meet or exceed compliance with nationally recognized homeowner association industry standard for such plans; and c) be reviewed and updated on a periodic schedule, as proscribed by generally accepted homeowner industry standards. The Reserve Funding Plan shall be updated at least every five (5) years.

## Article 8 Powers and Duties of the Board of Directors

### Section (j):

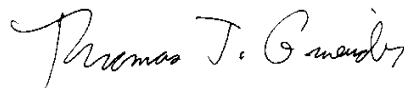
Enforce the provisions, as outlined in Articles II, IV and X of the Articles of Incorporation which preclude the dissolution or release of properties from governance by the Association. Any and every alternative proposed action by the Board, or its legal counsel, regarding dissolution or release of properties from Association governance shall be deemed a deviation from Articles II, IV and X of the Articles of Incorporation. These types of actions must be first approved by an affirmative, majority vote of the Members at a duly called Annual or Special meeting of the Association. At any such meeting called for the foregoing purpose, the meeting notice shall clearly inform the Members of the intent to deviate from the Articles of Incorporation and clearly identify any and every property proposed for release from the Association. At any such meeting, the required quorum shall be a minimum of fifty percent (50%) of the Members, who must be present in person or by proxy.

## Article 16 Amendments

### Section 1:

These Bylaws may be amended at an Annual or Special meeting of the Members, with 15 days prior notice and a two-thirds (2/3) vote of a quorum of members present in person or by proxy. At any meeting of the Members where an amendment to these Bylaws is proposed, the meeting notice must: a) inform the Members of the proposed amendment intent; and b) identify the specific Bylaw provision being amended. The quorum for any meeting to amend these Bylaws shall be a minimum of fifty percent (50%) of the Members, who must be present in person or by proxy. Amendments shall take effect at the next scheduled Annual or Special meeting of the Members following the Annual or Special meeting at which the amendment is approved.

Meeting adjourned 7:35 p.m.



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Thomas J. Gmeinder  
Parliamentarian & Meeting Facilitator