



**2022 SPRAI & SPCAI COMBINED ANNUAL MEETING  
SPRAI & SPCAI VILLAGE COMMITTEE MEETING  
MINUTES**

**November 8, 2022**

**7:00pm – 8:30pm**

**Digitally Presented via Zoom**

**Attending:** Alvin San Miguel, SPRAI Board President  
Charlotte Cantu, SPRAI Board Member  
Bill Chrisman, SPRAI Board Member  
Patti Gallagher, SPRAI Board Member  
Derek Goff, SPRAI Board Secretary/Treasurer  
Jim Jenkins, SPCAI Board President  
Sandy Denton, Sienna Associations General Manager  
Marc Markel, Sienna Associations Attorney  
Sienna Plantation Association Staff Members  
Approximately 55 residents (per Zoom Attendee Report)

**I. Verification of Quorum, Call to Order, Welcome & Introductions**

- A. San Miguel introduced himself as President of the SPRAI Board of Directors and Vice-President of the SPCAI Board of Directors; and called the meeting to order at 7:00 p.m. He then announced that this is the called Annual Meeting of SPRAI & SPCAI and also the Village Committee Meetings for both Associations. He stated that the meeting is being held virtually, is being recorded, and will be posted on the Association website.
- A. San Miguel noted that he has referenced the corporate names for the Associations since this is a formal meeting. He stated that Sienna Residential Association and Sienna Community Association are used in communications.
- A. San Miguel then explained that all residents had an opportunity to register (sign in) for the virtual meeting in advance of the meeting. He noted that residents also had an opportunity to submit questions ahead of time; but may do so during the meeting by utilizing on the Q&A or Chat features of the Zoom screen.
- A. San Miguel then proceeded to introduce the members from each of the Boards.
- Afterwards, he thanked all volunteers for their service.
- Finally, he introduced and turned the meeting over to Sandy Denton, the Associations' General Manager, who then introduced the Association Management Team.

**II. SPRAI & SPCAI Village Representative Elections**

- S. Denton explained that a call for nominations for Village Representatives (VRs) had been placed in the newsletter, via e-mail blasts and online during September and October. 15 positions were up for election.

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**Associations**

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- S. Denton stated that, in all of the Villages except two, the number of candidates for each Village was no more than the number of positions up for election, therefore the races were “uncontested”. The following candidates ran in the uncontested races: Anderson Springs-Daniel Rehem; Bees Creek-Stephen Broadbent; Sienna Oaks-Raven Davenport; Steep Bank West-Veronica Morales; and Waters Lake-Chris Conlon. She also explained that, since these races were uncontested, all candidates will be appointed by their applicable Board at the first meeting of the 2023 and that a call for volunteers would be made after the first of the year to fill the remaining vacancies.
- The two Villages with contested elections were Avalon and Steep Bank East. The voting for these races opened on October 6th concluded on November 1st. An Elections Committee, consisting of other VRs (not running) tallied the results. The Village of Avalon had 3 candidates (Paul Albert, Theophilus Ekwem and Nick Zerante) for 2 positions and the candidates with the highest number of votes were: Paul Albert and Nick Zerante. The Village of Steep Bank East had 3 candidates (Teri Clayton, Rolly De Meza and April Neal) for 2 positions and the candidates with the highest number of votes were Teri Clayton and Rolly De Meza.
- She then thanked all candidates. For those not elected, she encouraged them to get involved in other ways. All elected and appointed candidates’ terms will begin on January 1, 2023.

### **III. 2021 Annual Meeting Notes**

- S. Denton noted that, since there was no quorum at the 2021 Annual Meeting, a summary of the meeting was prepared and has been posted on siennanet.com for review.
- She then turned the meeting over to A. San Miguel.

### **IV. Developer Update**

- A. San Miguel presented a pre-recorded update on development activity, both residential and commercial. He noted that the presentation had been pre-recorded to minimize technical issues and would last approximately 15-20 minutes.

### **V. Community Overview & Financial Overview**

- After A. San Miguel’s presentation concluded, he stated that Sandy Denton, Association General Manager, had also pre-recorded a Community & Financial Overview presentation.

### **VI. Questions and Answers**

- At the conclusion of the Community & Financial Overview presentation, L. Cox began to go through questions submitted by residents. One question had been submitted prior to the meeting and was addressed first. L. Cox then proceeded with the questions submitted through Zoom Q&A. S. Denton, A. San Miguel and D. Goff each participated in answering questions which are listed on a separate report generated from Zoom.

### **VII. Adjourn-**When all questions had been answered, A. San Miguel thanked all for attending and stated that the meeting was adjourned at 8:19 p.m.