



The Elite Insider

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2013 Elite Awards

Congratulations to all 2013 Elite Award Winners! Nominations were submitted over the past few months from Board members and members of the community. Winners were chosen from a large pool of contestants by judges within the industry. All award winners won an engraved trophy and a monetary prize.

And the winners are..

Community of the Year

Weathersby

(for the 2nd year in a row!)

This community has improved both the appearance of their community and their reserve balance. Since the end of 2011 their Reserves have improved 4% in 2012 and will improve 25.6% in 2013. They are in better financial status as a community and have built up their Reserves to handle unexpected large expenditures should they arise. All of this has been achieved without raising their HOA

dues! These homeowners should be extremely proud of their achievements.

Volunteer of the Year

Rick White-Landings at Northridge

Rick makes himself available day or night to homeowners. When neighbors ask that he meet repair people for work to be done at their homes, he does it. He takes his time to clean up behind any workers that we have on any project. He takes the time to walk the neighborhood and check on past and potential issues. He works closely with our landscaping company to make sure they do the job we have contracted with them for. He is always working with a neighbor on something, using his tools, gas and most importantly his time and energy.



Volunteer of the Year

Karen Brown- Woods at Parkside

Karen has spent countless hours studying the community, seeking opportunities to improve the services provided to the community and the best providers available to provide the services, every conceivable method to cut cost to allow this community to improve all aspects of the appearance, and to be a good steward of the community's financial responsibilities. She has met the challenge and successfully pulled this community out of financial ruin. She has never asked for any recognition for her services to this community and if anyone deserves recognition, it would be her.

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AAMC

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Office Hours
Mon.-Thurs. 8:30-5:30
Friday 8:30-1:00

What Happens if You Don't Have Quorum at the Start of a meeting?



Quorum is the minimum number of members who must be present at a meeting to transact business. The quorum requirement protects the organization by preventing a very small number of members from taking action on behalf of the entire organization. While there are some exceptions (see below), no motions or votes should occur unless there is quorum.

Quorum can be an absolute number (“five members of the board”) or a percentage (“20 percent of the votes in the condominium”) and is usually established in the governing documents, such as the constitution or bylaws. However, quorum is sometimes set by statute for incorporated nonprofits, condos, homeowners associations, and governmental bodies. *Robert’s Rules of Order Newly Revised* establishes the following quorums (which would apply if *Robert’s* is your parliamentary authority and no higher rule or statute applies):

- For most organizations and boards, quorum is a majority of all the members.
- In conventions, quorum is a majority of those who have been registered as attending, which may vary greatly from the delegates appointed or elected.
- In mass meetings with no established membership, quorum consists of those present.

The best number for quorum varies by organization. Too high a quorum can prevent an assembly from transacting business. On the other hand, too low a quorum may allow a small, unrepresentative group to act for the entire organi-

zation.

Robert’s suggests that the quorum “should be as large a number of members as can reasonably be depended on to be present at any meeting, except in a very bad weather or other exceptionally unfavorable conditions.”

Be warned that statutes regularly tinker with quorum for nonprofits, governmental bodies, and homeowners and condominium associations. For instance, statutory quorums for nonprofit and community association membership meetings are often quite low, such as 10 or 20 perfect. These same statutes regularly provide at membership meetings that once a quorum is present, it remains for the remainder of the meeting, regardless of how many members leave. Some states have provisions for homeowners associations that if a meeting doesn’t have quorum, it can reschedule the meeting for another date where quorum is halved (and the halving continues for each meeting until a quorum is met).

The prohibition on transacting business unless there is a quorum is a serious one. There seems to be an urban legend that business at meetings can continue without a quorum so long as no one raises the issue. Not true! The general rule is that business transacted in the absence of a quorum is null and void. In fact, members who vote on motions at meetings without a quorum can at times be held personally liable for their actions. So don’t do it!

Under *Robert’s* (but this could vary by statute), a few procedural steps can be taken in the absence of a quorum, including:

- Setting a continued meeting through the motion to Fix the Time to Which to Adjourn.
- Ending the meeting through a motion to Adjourn.
- Recessing the meeting, in efforts to obtain a quorum.
- Taking measures to obtain a quorum, such as rounding up members in the hall or contacting members.

If some urgent matter can’t be delayed and must be acted upon, the members proceed at their own risk with the hope that a later meeting with quorum will ratify the action.

Under *Robert’s*, a meeting at which quorum never appears can still be called to order. At that point, however, the meeting must either adjourn or address one of the procedural motions allowed in the absence of a quorum listed above. (While some non-business items such as hearing from a guest speaker may be appropriate, no substantive business should be considered.) From a bylaws perspective, though, such a short meeting still counts as the organization holding its required meeting. *Robert’s* notes that “the inability to transact business does not detract from the fact that the society’s rules requiring the meeting to be held were complied with and the meeting was convened— even though it had to adjourn immediately.”

“The best number for quorum varies by organization.”

Healthy Soil for Healthy Plants



Soil. What is it? Sure it is sand, silt, clay and some organic matter, but it is so much more complex than that. Soil is alive and active. It is startling just how complex it is. How many of us actually take time to think about soil? Probably not enough. We take it for granted. However, when our beloved landscape plants begin to suffer, it is frequently a result of the neglect we have shown to the soils that support them. Landscape soils are often damaged from grading, construction activities, and mismanagement.

In order to restore soils, attention must be paid to chemical, physical and bio-

logical health. A soil chemistry test is an easy first step to take in the rehabilitation process. This will give you an indication of nutrient levels, pH, and organic matter content. Physical status can be evaluated by collecting a bulk density sample to determine the level of compaction and soil texture. The soil biology is a more complex variable to assess since it is constantly changing. The biology of the soil is effected by chemical and physical properties as well as the plant material. Adding organic matter as a food source for microbial communities to flourish encourages biological activity and can be done in con-

junction with physical and chemical treatments.

The bottom line is soils must be a focal point when managing landscapes. Many of the plant health problems we face are a result of unhealthy soils. By sampling soils, we can understand their deficiencies and begin a program for restoring an environment where a diverse biological array can flourish, recycle nutrients and build long-lasting soil stability. These programs can sometimes be disruptive in the short-term, but must be undertaken to reduce other inputs into the landscape in the long-term.

2013 Calendar of Events

NOVEMBER

November 28 and 29-
Thanksgiving

All Offices Closed

DECEMBER

December 10-5:30-
7:30pm at Elite Office.

2013 Holiday Open House

We need your help! Elite Management Profession-

als is proud to support the Food Bank again this year and our hope is to have more donations than ever. The mission of the Food Bank of Central & Eastern North Carolina is to harness and supply resources so that no one goes hungry in central and and eastern North Carolina.

Please bring your food to the Holiday party on

December 10, or by our office anytime before the 10th of December.

December 24 and 25-
Christmas

All Offices Closed

JANUARY 2014

January 1, 2014

New Year's Day All Offices Closed.



Hollywood vs. HOA

Holly Madison has decided to sell her Las Vegas residence after getting into a dispute with the homeowners association over a **pink dog kennel** she put up out-

side her home. The 33-year-old has been getting fined \$100 per month after the doghouse was deemed unacceptable. She claims it is due to the color, despite

the fact that she consulted with the association every step of the way during construction.