



2010 ANNUAL MEETING MINUTES

April 27, 2010 – 7 PM

Embassy Suites Hotel (4700 Creedmoor Road)

Chad Eckhart called the meeting to order at 7:03 PM. It was announced that a quorum to hold the annual meeting was present, but a quorum to vote on the proposed legal document amendment was not. Several members stepped out briefly to call neighbors and encourage attendance while an overview of the association's activities of the past year was provided.

The 2009 Annual meeting minutes were reviewed. Chad Eckhart motioned to approve the minutes. David Thoma seconded. Motion passed unanimously.

The financials were reviewed and the 2010 budget was presented. After an opportunity for questions and comments, Rodney-Daryl Jones made a motion to ratify the 2010 budget. Gayle Ray seconded. Motion passed unanimously.

The open forum was held and homeowners had an opportunity to present opinions, suggestions, and questions to the Board of Directors and the association management. There was a special session devoted to the proposed document amendments.

After several new attendees and proxies arrived, a recount was taken and it was announced that sufficient quorum had been attained to allow a vote on the document amendment. The vote passed unanimously to allow the association to take over roof replacement (on a schedule) and painting of the railings (on a schedule) and to allow staggered terms for Board members.

Homeowners who wished to run for the Board of Directors were introduced. The election was held and votes were counted. Chad Eckhart, David Thoma, Gayle Ray, Ryan Baker, and Rodney-Darryl Jones had the highest vote tallies and were therefore elected to the Board.

There being no further business, Chad Eckhart adjourned the meeting.

Respectfully submitted,
Crystal Whittenton, CMCA, AMS, PCAM
Community Manager, PPM, Inc.