

Annual HOA General Meeting December 9th 2013

Call Meeting to order: 7:06 pm

Roll Call: Bob Lima, David Sferrazza, Rich Cantor, Jim Kiefer.

Not present: Janet Dent

Proof of Notice; Letters sent to all homeowners according to by-laws

Reading of Minutes: Rich Cantor motioned to dispose the reading of the moments, Bob Lima second. Approved unanimously.

Leland Management reported that we have a quorum for this meeting (47 proxies).

President's Report – Board activity over the past year.

- *New well & irrigation system*
- *Landscape Projects to replace dead plants, and improve front entrance*
- *Address the Ridge Rd erosion project. The board will continue to monitor.*
- *New Lawn Care Vendor – West Coast Landscapers*
- *Foreclosure are now near the end, and homes are being sold.*

Treasurer's Report

- *Financials are in good shape and on target for budget*
- *Reserve spending was apx \$12,000*
- *Estimated Reserve Balance for 2013 is expected to be \$2,000 – \$3,000*

Election of Directors – 2 vacant seats

- *Nominations: Aaron Sheets and Janet Dent*
- *No other nominations.*
- *Both Directors elected*

Proxy Vote: "Carry over any surplus fund", Passed (45 for, 2 against)

Gated Community Ballot: "To underwrite a reserve study", 26 against, 21 for

Meeting Adjourned: 8:32 pm