

## HOA Annual Meeting – April 11, 2011

Started off with homeowner introductions.

The minutes from last year's meeting were read and approved.

A homeowner asked a question about the treasurer report – Why is the income different each year? This is due to when the money comes in and also is affected by homeowners not paying. Why is the septic charge only this year? This was the first time we had the catch basins cleaned out and will probably be cleaning them every 3-4 years from now on.

The 2010 goals and Board accomplishments were discussed. We now have a website where meeting minutes are posted as well as the CC&R's. Meetings have been held between the Board and its subcommittees. This was all done in an effort to improve communication. The Board attended City of Monroe Council meetings to voice our concerns about the proposed zoning changes.

Social Committee – The yard sale was not well attended last year, probably because it was on Father's Day weekend. We need to pick a weekend in July maybe and have it the same weekend every year. Announcement about the Easter party on the 17<sup>th</sup> at 1pm – no potluck this year.

ACC – Discussed the purpose of the ACC. The Board has met with the ACC twice this past year and plans on continuing to meet with them. The Board has addressed every issue the ACC has presented to it and has handled the issues appropriately. The ACC is going to work to improve the sign areas this year.

Safety and Security – This committee has been inactive this year and we are working on getting it active this year as there are projects that need to be handled.

The bylaw change passed regarding the arbitration rules with 19 votes for and 0 against.

New business – We are rebidding our landscape maintenance contract to include the retention pond areas since there is not enough help in the cleanup days to address this within the community. The Board will be putting together a reserve study this year to address our future maintenance costs. We will also be addressing the changes suggested by the homeowners to the proposed Fine Schedule that was not voted on this year as well as setting up a focus group to assist with the changes.

The new Board is Kirby Duncan, President; Derick Brice, Vice President; Sara Redfield, Secretary; and Pat Bauccio, Treasurer.