

Minutes of the Annual Homeowners meeting Saturday, 26th June 2004

After some announcements regarding the submission of the proxy votes Diane Jones opened the meeting at 10:10

with the approximately 50 homeowners present and the proxies counted, a quorum was achieved

Cor Tadema presented the financial reporting for the 2003/2004 period and the proposed budget for the 2004/2005 fiscal year.

Both the financial Report and the Budget were accepted.

Next Jim Coleman presented the outcome of the Window subcommittee survey and discussions with Venture homes and suggested to all that the best approach would be to use the warrantee as explained in the last newsletter or that a new committee could be formed to investigate different avenues to force Venture homes to provide a more economical solution.

Following a short discussion a volunteer to head this new committee was found and the situation will be further investigated.

Jim then presented the case received from one of our neighbors with regards to the use of Polybutylene Pipes ("blue" pipes) in one phase of our subdivision. a hand out was provided for those interested how to make sure that (part of) the repairs due to this pipe were recovered under the court settlement.

Jan Wright apologized again on behalf of the board and the maintenance committee that the contract to service the entrance had lapsed and the contractor stopped without any notification.

Meanwhile a new landscape contractor has been hired from within our subdivision. The sign of the contractor was mentioned by a number of neighbors as distracting and will be removed.

Jan explained the situation with our single handed maintenance committee and urged those attending to volunteer for a committee function including the maintenance committee.

Curt Spinney (chairman of the ACC) presented the ACC report and explained that the ACC has had to change its laid back position due to the number of reported complaints in particular the complaints that were concerning leased properties where the absentee landlord failed to ensure that his/her renters adhered to the covenants despite the fact that this is clearly spelled out in the covenants. As a result a number of fines have been issued for the following items:

Parking on the grass, unauthorized painting of houses/fences, failure to maintain the yard etc.

The ACC and the board again stressed that parking on the grass is not allowed under city code and our covenants and that any violation no matter how short will be fined when confirmed by an ACC or Board member.

Curt consequently led in to the discussion on the proposed amendment to the covenants to limit the number of rented properties in our subdivision.

This created a lively discussion and after an overwhelming vote, this amendment was tabled to be researched further (and reviewed by attorney Mark Lefkow) and handled during a special meeting within the next 90 days. The general consensus of those attending is that we need to limit the number of rental homes, but more time was needed for review. The next general homeowners meeting is tentatively scheduled for Saturday, August 21st at the Library

In line with the above limitation to rental properties and the potential of a disgruntled property owner to ignore the board, Jim Coleman explained the reasoning to boost our legal fund and consequently why the board proposed to increase the annual dues from \$25.00 to \$30.00.

After a discussion round, this proposal was voted on and accepted by a overwhelming majority (only 2 owners voted against the raise)

The floor was then opened for the nomination of new Board Members and Volunteers. Jan Wright, Cor Tadema, Jimmy Johnson and Jim Coleman volunteered to serve another year as board member (Jim indicated that he would be willing to serve another year if insufficient board members would be found to create a 5 member board but would prefer a new board member to take his seat) and a ballot form was distributed for the property owners to submit their choices for the new board.

Due to time constraints the votes were counted after the meeting and resulted in the following board members being elected for the 2004/2005 period

Les DeBusk (770) 919-1314 lesdebusk@yahoo.com
Mark Lefkow (770) 218-5985 mlefkow@nallmiller.com
Cor Tadema (770) 427-9736 cor.tadema@corcomm.com
David Warren (770) 428-6874 david.warren@nrtinc.com
Jan Wright (770) 514-9816 janice.wright@zurich.com

Curt Spinney remained the chairman of the ACC
spinman1@bellsouth.net

Volunteers were requested to meet with board members following the meeting to staff the various committees and the results of these discussions will be published in our next news letter