



# ANNUAL MEMBERSHIP MEETING

February 28, 2008

DRAFT Minutes

**To:** Board of Directors

**By:** Scot Yarnell, Secretary

**Call to Order:** The Homeowners' meeting was called to order on Thursday, February 28, 2008, at the home of Allen and Susan Miglore, at 2195 Talon Drive. The meeting commenced at approximately 7:40 p.m.

**Officers and Directors Present:** Allen Miglore, President; Don Oas, Vice President; Pete Southworth Treasurer; Scot Yarnell, Secretary; Tony Ringor, Director.

**Homeowners Present:** approximately 30 members were present in the room or by executed proxy (see attendance registration sheet).

## 1.0 AGENDA ITEMS

### 1.1 Election to Fill Three (3) Board of Director Positions (Miglore/Oas/Southworth).

President Miglore asked for additional nominees for election. Receiving none, the membership voted to re-elect Allen Miglore, Don Oas and Pete Southworth to the Board of Directors (26 Yes/4 Abstentions).

## 2.0 BOARD OF DIRECTOR REPORTS

### 2.1 Budget Report.

(See enclosed summary statement.) General membership question, answer and discussion of road maintenance issues and costs, water tank and pump maintenance, and suggestion to solicit financial contributions from other communities in Latrobe area which the tank is available to serve.

## 3.0 MEMBERSHIP NEW BUSINESS

### 3.1 Homeowner motion to overturn the fine policy adopted at the January 24, 2008 meeting of the Board of Directors (attached).

Homeowner Ricketts objected to the scheduling of the vote to overturn the fine policy at the Annual Membership Meeting because "action without a meeting" had been called for in the petition for rescission. After discussion, the objection was not sustained on the grounds that the "action without a meeting" provision in the Bylaws is permissive rather than

mandatory, it is within the discretion of the Board of Directors to schedule the vote, and there is no showing of prejudice to the membership by scheduling the vote at the annual meeting.

President Miglore explained that an “Yes” vote was to rescind the policy; a “No” vote was retain the policy. After questions and discussion on the merits of the proposal, members voted to not rescind the fine policy previously adopted by the Board of Directors (10 Yes/20 No).

3.2 Appointment of a committee to review and recommend amendments and/or revisions to the CC&Rs.

The membership by acclamation approved appointment of a committee to be chaired by Homeowner Ricketts to review and propose revisions and/or clarifications to the CC&Rs. Homeowners initially appointed to the committee include, but were not limited to: Marjorie Snoke, Russ Williams, Pete Southworth, Tina Dias, Allen Miglore, Carolyn Smith, Tom Schultz, Bill Stearn, and Jim Alford.

3.3 Other new business as may be presented at the time of the meeting.

Homeowner Ricketts asked that real estate sales signs not be posted in the middle planter at the front gate.

Homeowner Alford suggested the gate codes for all members be changed to a universal code that is changed monthly. General discussion of the pros and cons of the proposal. Homeowner Zimmerman suggested a mandatory change of individual homeowner gate code would be less problematic than a single code that is changed periodically. No formal action was taken.

4.0 ADJOURNMENT