

MINUTES OF PHOA 2009 ANNUAL GENERAL MEETING

SUNDAY, JANUARY 31st, 2010

Moris Simson called the 2009 Preserve Homeowners Annual General Meeting (AGM) to order at 6:25 pm at 4222 Hidden Canyon Cove. 11 homes were represented in person, 4 homes by written proxy and an additional 6 homes by e-proxy for a total of 67% participation. A quorum was declared and the meeting was started. Present members were: Bialkowski, Boyd, Little, Mezaraups, Simson, Stockton, Jessup, Green, Summersett, White and Yones.

The Minutes of the previous AGM were adopted unanimously following a motion made by Larry White.

The following business was discussed:

Moris Simson (President) welcomed everybody and reviewed the agenda for the meeting.

Tina Stockton (Vice President, Operations) reviewed the lighting, irrigation and landscaping activities that took place during the year. Christmas lighting was discussed to cost \$200 but that did not include repairs on malfunctioning lights. This issue of cost and expectations will be addressed for the next Xmas season.

On the topic of moves and changes among neighbors, it was noted that Oberg's have purchased the Wakeland property but that the Dalton property had apparently new owners yet unknown to the PHOA. Ross Jessup proposed to find out and send the information in.

Al Bialkowski (Vice President, Administration) presented the 2009 expenses and proposed a budget for 2010, leaving the annual dues unchanged at \$500. During his presentation it was noted that water expenses are likely to increase in the years ahead. Furthermore, he pointed out that annual dues are likely to be increased next year by \$100 to prevent untimely depletion of our Reserve Fund.

He also pointed out that any street lighting projects under consideration will have to be subject to a special assessment when the feasibility study was completed by our VP Operations. Then, subject to Board review and approval, a recommendation will be brought to that effect at our next AGM.

Adoption of the proposed 2009 budget was motioned by Carry Little, seconded, and approved by all.

Moris Simson summed up the year to be a good one on a number of fronts. Spending \$2K less than budgeted was the first one. The second one was the amending and adoption of the new Bylaws on June 10, 2009 in complete conformance with what was unanimously approved at the previous AGM. He specifically pointed out that the duties of the 3 Officers were completely rewritten, reviewed and adopted by the Board in accordance with Article 10 of the bylaws which describes the process for doing so.

He also noted that some neighbors were sent a letter on the need for trimming obtrusive shrubs before they blocked drivers' line of sight, Responsive neighbor compliance was noted and positively stressed.

In view of the new 2 year term for the officers at the PHOA, it was proposed that that a good management practice would be to elect the next President mid-term. This will provide the necessary overlap offering some training and a smooth transition to continue running the PHOA as an exemplary volunteer operation.

Lee Boyd submitted his candidacy to be president-elect in 2011. His candidacy was approved by a show of hands by all present at the AGM,

Congratulations to Lee who will now have a full year to learn about the PHOA business and build a team.

Those interested to serve as VP Ops or VP Admin, can now let their intentions be known to the president-elect anytime they want for their election and confirmation at our next AGM in 2011.

New Business:

Carrie Little started a discussion on the rumored gating proposal at our Shadow Oaks neighborhood. It was noted that such a project could affect the island in front of the Jessup house and that having some prior knowledge about it would be beneficial. It was however pointed out that we needed facts, not rumors, to converse with them. Our VP Ops, Tina, volunteered to investigate the specifics.

Lee Little started a discussion on garbage collection and the potential to reduce its cost to homeowners if we all used the same company, hence benefiting from a volume discount. **Al Bialkowski** warned that to combine them with our annual dues would require 100% consent and cooperation from all homeowners. Our VP Ops, Tina took the action item to investigate and make a recommendation in due time.

Al Bialkowski started a discussion on feral cats becoming a nuisance to the PHOA. **Holley Boyd** agreed and pointed out that current animal shelters don't have the money to fix them. The topic is to be discussed in detail throughout the year to see if a practical recommendation emerges.

Lauren Mezaraups and Carrie Little started a discussion about the process of adopting the revised bylaws and the fact that homeowners were not presented with the opportunity to review the new wording.

In response it was noted that: the revised Bylaws were explicitly posted on our web-site a few months ago, that the changes were in total conformance with what was agreed to at last year's AGM and, that the Board had the conferred authority to adopt them by resolution as clearly described in Article 10 of our bylaws since their inception.

To satisfy everybody, it was decided to consult all homeowners again to see if they had any new suggestions in wording and/or in principle for review by the Board prior to the next AGM where they would be sanctioned for adoption, if that was deemed necessary.

The meeting closed on this note at 7:50 p.m. by a motion made by Vic Yones.

A.J. Bialkowski
VP Administration