

# MINUTES OF THE PHOA 2011 ANNUAL GENERAL MEETING

**Sunday, January 29th, 2012**

Lee Boyd called the 2011 Preserve Homeowners Annual General Meeting to order at 6:00pm on Sunday, January 29th, 2012. The meeting was held at the Boyd's home at 3978 Westlake Drive. A total of 15 homes were represented in person and 7 homes were represented by written or verbal proxy for a total of 70% participation. A quorum was declared and the meeting was started. Present members were: Bialkowski, Barnett, Sperling, Boyd, Dalton, Little, Mezaraups, Moreland, Simson, Stockton, Green, Quinn, Summersett.

Since the minutes from 2010 which were posted on the website were the wrong version, it was agreed that the proper minutes would be circulated by email and that they would be deemed approved if a simple majority of homeowners approved them via email.

## **The following business was discussed:**

**Lee Boyd** (President) welcomed everyone and reviewed the meeting agenda.

**Tina Stockton** (VP, Operations) reviewed then lighting, irrigation and landscaping activities that took place during the year. Christmas lighting was budgeted for, but some of the neighbors (Chalmers, Stockton and White) took the time to put them up themselves and saved the neighborhood some money.

The subject of the Quinn fence project was discussed and Pam Quinn clarified that they were going to implement the plan that was previously approved by the PHOA Architectural Control Committee. It was noted that it was already approved by the ACC.

**Lee Boyd** (on behalf of **Ross Jessup**, VP Finance) reviewed the 2011 financial results. It was noted that the current workload of dealing with the finances has been streamlined, so it isn't a very significant load for anyone to take over going forward. At this point Carrie Little agreed to take over the VP Finance role for 2012. A vote by PHOA members followed:

**Resolved:** Carrie Little will be the VP of Finance for 2012, effective immediately.

Further discussion took place over landscaping improvement plans, including lighting in trees and upgrading stop and street sign posts to be the more finished style post that was used for the street light at the corner of Hidden Canyon Cove and Canyon Crossing. Also discussed was the replacement of Mercury Vapor lights with LED lights as they need to be replaced. The lights that were used in the entry island were LEDs

and they look great. The total budget from 2011 was adequate to cover all operations, so it was decided to keep the dues for 2012 the same as 2011 at the rate of \$550 per home.

**Resolved:** The dues for 2012 will be \$550 per home and will be due to the PHOA by February 29th, 2012.

Since this is the second year of the administration's term, no new officer elections were held outside of the replacement for Ross Jessup who has moved out of our neighborhood.

The subject of PHOA parties came up and it was agreed that having a Christmas/Holiday Party and a Fall Party were good ideas. The Fall Party would replace the Halloween party, so that there would be more time for neighbors to interact. The Boyd's agreed to hold the Christmas/Holiday Party and the Stockton's agreed to hold a Fall Party (either a Back to School party or something before Halloween - to be decided later).

Other business discussed was the potential need for the PHOA Bluff Lot Owners to add to fencing at the canal to make it more difficult for people to dump refuse there. No conclusion was reached, so this will need to be discussed more by the Bluff Lot Owners.

Also discussed were great service providers, which included DisposeAll for trash service (their phone: 801-3266).

With no other business to discuss, the meeting adjourned at 7:00pm.

Respectfully,

Tina Stockton  
VP Operations