

MINUTES OF THE PHOA 2012 ANNUAL GENERAL MEETING

Sunday, January 27th, 2013

Lee Boyd called the 2012 Preserve Homeowners Annual General Meeting to order at 5:40 pm on Sunday, January 27th, 2013. The meeting was held at the Boyd's home at 3978 Westlake Drive. A total of 15 homes were represented in person and 4 homes were represented by written proxy for a total of 61% participation. A quorum was declared and the meeting was started. Present members were: Bialkowski, Koester, Meek, Lessenhop, Little, Green, Oberg, Mezaraups, Moreland, Simson, Sharma, Stockton, Boyd, Sperling, Greenwell.

The minutes from the PHOA 2011 Annual General Meeting were approved.

The following business was discussed:

Lee Boyd (President) welcomed everyone and reviewed the meeting agenda. Boyd thanked everyone who cooperated with the voluntary tree-trimming request and thanked Teresa & Henry Green for hosting the Christmas party at their house in December.

Boyd raised the potential issue regarding break-ins to homes in the area and asked residents to take precautions. A discussion among those homeowners present ensured regarding ideas to improve aesthetics, safety and security. Lighting will be researched and Boyd will speak with Oberg about repairing and paying for the electricity to light the blind curve by the Oberg house. The PHOA will pay for repairs and an allowance for electricity. Stockton will research the cost of upgrading fixtures and installing new lighting.

Carrie Little (VP Finance) reviewed the 2012 financial results. 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 2012 was adequate to cover all operations, so it was decided to keep the dues for 2013 the same as 2012 at the rate of \$550 per home.

Resolved: The dues for 2013 will be \$550 per home and will be due to the PHOA by March 31, 2012.

Tina Stockton (VP, Operations) reviewed tree trimming, irrigation issues and landscaping activities that took place during the year. Christmas lighting was installed by Green Three.

The ACC reviewed three set of plans in 2012: Barnetts (still on-going), Howry (remodel) and Parker (internal remodel)

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 which was budgeted for in 2012 did not occur but it was decided that the budget for the party would remain in the budget in the event that the party would occur. In the event the party did not occur, the budget would be allocated to the Christmas party.

Resolved: The budget for 2013 was approved as originally submitted in Little's financial report.

Since 2013 is the final year of the administration's term, new officer elections were held so that the new officers could be in training for 2013 and ready to take charge in 2014. Volunteers were requested for the positions. Mukal Sharma volunteered as President-in-training, Val Luessenhof volunteered for VP of Admin-in-training and John Stockton volunteered for VP of Operations in training. All three will officially be elected in 2014 to serve two year terms for President, VP of Admin, and VP of Operations, respectively.

A request for volunteers to serve on the ACC was called for. The following people will be on the committee will be: Tina Stockton (head), Rick Sperling, Peg Meek, Cindy Moreland and Holly Boyd

The Greens volunteered to host the Holiday party in 2013.

With no other business to discuss, the meeting adjourned at 6:45pm.

Respectfully,

Carrie Little
VP Admin