

**The Maples at Jordan Hills Phases 8 &10
Homeowner's Association Annual Meeting
February 25, 2009
Minutes**

Attendance: See attached

I. Opening/Introductions

- A. The Maples HOA Board was introduced. The board members attending were Emory Rainey, Samantha White, Nanette Alderman, and Jill Brutka and Art Requilman.
- B. Brian Morris and Steve Randall from the Welch Agency were introduced.

II. Financials

- A. Brian Morris presented an overview of 2008 Financials, comparing both Budget and Actuals.
- B. Brian Morris presented 2009 Budget.
- C. Issues raised during discussion:
 - 1. Water costs – It was suggested that some type of instruction for setting the Sprinkler Panel be made available to homeowners, as those who have moved into previously owned homes most likely do not have instruction manuals.
 - 2. Concrete – This is a serious issue as concrete is crumbling throughout the community. It was suggested the Board consider the possibility of legal action against Hamlet Homes.
 - 3. Utility boxes – Who is responsible for contacting utilities for replacement? A suggestion was made that both Homeowners and Welch partner in pursuing repairs.
 - 4. Snow removal – Concerns were raised about the snow removal company using plow trucks on driveways, hitting utility boxes, and pushing snow against trees.
 - 5. Dead trees in community – Asked Board to consider plan to deal with dead trees that are present throughout the community.

III. Pool Retrofit – The Virginia Graham Baker Pool & Spa Act was explained, requiring the pool be retrofit with a dual main drain system.

IV. Verification of Quorum – According to By-laws a quorum of one-tenth is required for a vote, which equals 13 persons or proxies. A quorum was established for voting by voters present from 12 households and 1 proxy.

V. Nomination & Election – Two terms of existing Board Members expired: Emory Rainey and Nanette Alderman.

- A. Nominations – Three names were presented and seconded for nomination to fill the two existing positions: Phil Howland, David Barth, and Emory Rainey.
- B. Election – Each household voted for two persons to fill the two open positions. The two persons with the highest number of votes would fill the positions. Vote: Phil Howland 6, David Barth 7, Emory Rainey 13. David Barth and Emory Rainey were elected to fill the two open positions. The term of service for each position is three years.

VI. Meeting was adjourned

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In Attendance:

R.J. & Candice Colosimo	7635 Yellowwood Ln
Wilma Woodland	Lot #1026
Nanette Alderman	7612 Yellowwood Ln
Jake & Stacey Wade	Lot #805
Emory Rainey	6842 Grevillea Ln
Art Requillman	Lot #1013
Jennifer Haubrich	7647 Calendula Ln
Sam White	Lot #1016
David & Heather Barth	7676 Calendula Ln
Jill & Richard Brutka	6757 Bottlebrush Ln
Phil Howland	6822 Grevillea Ln
Gary Robinson	6763 Grevillea Ln

Proxy Ballot:

Summer Spence	6776 Grevillea Ln
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