

Muirfield HOA December 13th Annual Meeting Talking Points

Welcome & Introductions

- Welcome-Larry
- Introductions-
 - Evelyn Terranova-Treasurer
 - Russ Bishop
 - Yara Ferrer
 - Mike Moore
 - Sarah Myers
 - John Pohl
 - Mark Stevens
 - Steven Randall-Owner of our property management company-Welch Randall
 - Brian Morris-Property Manager-Welch Randall

Agenda

- **Approval of November Board Minutes**-All Board Members
- **Finances**- Continued Cash Flow Improvement-Evelyn
 - Receivables YTD Comparison- see chart
 - Reserve Accomplishment for 2011
 - YTD Budget through 11/30/11-Budget vs Actual
 - Reserve Analysis Vote
 - 2012 Budget
- **Muirfield Park Trail**-Larry
- **Status Report on Proposed CC&R Amendments**-Steven
- **Years Accomplishments**-Larry
 - Sprinkler system repairs
 - Reserve Analysis
 - Replacement of pump house roof
 - Renegotiated two 3 year service contracts
 - Repaired playground bridge
 - Worked with city to get double conduits to be placed into 600W to reduce flooding hazard
 - Worked with city on Muirfield Park Trail to extend set backs for trail and other items
 - Minimized write-offs to receivables while reducing receivables
 - Enhanced Board Governance Policies
 - Repaired equipment in pump house

Agenda-continued

- **Vote for Two Board Openings-Steven**
 - **Phil Jordan**
 - **Larry Newhall**
 - **Write-in**

