

**TC HOA Meeting
August 16, 2007 7 PM**

President South welcomed the approximately 25 homeowners present. Is there anyone joining us for the first time? There were none.

The minutes of the previous HOA meeting were read; a motion made to approve, and approved by those present.

Financial Report: John Clock reported that Total Year to Date Income was \$469,000; which was up a little over \$17,0000 over what had been projected and Total Expenses Year to Date was \$509,265 over (about \$8,000 more) than projected. During July, the HOA took in \$64,000 in income and spent \$113,000. Concrete work was completed (a little over \$40,000 and \$20,000 in the paint project, and \$14,000 in wood-rot replacement. These had been planned expenses, but all fell at one time explaining why July expenses were high.

Expenses would probably stay higher throughout the rest of the year, due to the following:

- Purchase of the new mule, \$7,500
- Ice storm \$14,0000 for ice removal
- Concrete work \$26,000 more than budgeted
- Wood-rot \$57,000 more than budgeted

Even though, we are spending more we are improving our property.

John then explained that he ran some numbers to see IF we could stay within our budget for the rest of the year; we may only be about \$20,000 off for the year. Considering all of our improvements, that wouldn't be that bad. We are doing our best to stay within the budget. John Clock asked for homeowner questions; there were none.

Cynthia gave the property manager's report:

Throughout the property we have some grass in need of water; cooler weather and rain would help. We're also in the process of making irrigation repairs. Painting is expected to be finished within the next two weeks.

A homeowner pointed out that the geese line was down, right out by the front pond. Cynthia agreed to check it out the following day. President South reminded homeowners to call or email problems they noticed on the property to Cynthia.

Architectural Standards Committee: Jori Church, Chair, reported that Gerald had been working on the website and making progress. She pointed out that the website offered a way for homeowners to stay updated on HOA business. It also contained links to contact committee chairs and board members. She asked if homeowners had comments, questions, or complaints. There were none. She ended by reminding homeowners that there were feedback forms in mail room, and that they should have potted plants placed on patio, balcony, or door stoop

President South asked if there were any other committee chairs or members wishing to make a report. There were none. She continued to provide the following report:

New Technology Committee has the task of finding an alternative wireless source for our community (clubhouse and all individual units); they'll make recommendations for technology updates (especially in the business center) and needs in the HOA Clubhouse office. They will help us with upgrades with office equipment. We look forward to their assistance in the future.

Old Business: There was none.

New Business:

What would it take to get recycling on the property? Ken said: Money. Thanks for your comment; we'll look into that.

Announcements: Our speaker for Roberts Rules of Order had to work tonight. She'd like to lead a study group on this topic. You can sign up with Cynthia. If interested, please let Cynthia know. Roberts Rules of Order are listed on our website.

Special Meeting Notice: August 30, 2007 at 7 PM here at the Clubhouse. Included with that notice is a proxy form. President South then shared the following information:

- Proxies are valid only if you have inserted a person's name to be your representative/proxy. It is a one time use; for that specific date. There is a place on the form for you to list any restrictions. You then sign and place the date. They are to be submitted by 5 PM on August 30th. They can be dropped off in the office or faxed to Cynthia. The person you issue your proxy to will vote as they see fit **if** you don't list a restriction on their voting.

Homeowner Questions:

1. Can you put any board member's name on the proxy?
Yes, or any homeowner of your choice.
2. Can they put their proxy in the dropbox? Yes.

President South added the following comment: If you have a proxy it must be submitted by 5 PM. If you then decide to come to the meeting the proxy will be invalid. Nominations from the floor could be taken at that time.

In conclusion, President South asked if there were any questions, comments, homeowner concerns on any other topic? There were not, so she thanked everyone for coming.

Respectfully Submitted,
Gayle Voyles,
TC HOA Secretary and Treasurer