

General Meeting 1/24/06

MINUTES

Mike Solmen opened meeting.

Roll call was taken as Mike Solmen introduced himself, Mike Fisher, Eileen Meyers and Denise Meyers from Hanco Property Management.

Eileen Meyers gave financial reports as of 12-31-05.

- Checking account balance was \$16,001.62
- Savings account balance was \$3,517.30
- Delinquency report as \$2,290.00

Officer Report

Mike Fisher and Mike Solmen went through a power point presentation. The report detailed the following subjects:

1. Board of Trustees, status and terms
2. ADRC, members and purpose. It was noted that all persons must submit applications before starting any exterior work on their house.
3. Former Management Company-Mamco. Mike Fisher explained why there was a change in Management.
4. Developer's Punch List and Bond Release. Current amount held, according to Mantua Twp., is \$934,779.20.
5. Maintenance of common areas.
6. Budget comparison for 2005
7. Amendments to By-Laws need 17 votes to pass, one vote per household.
8. New committees.
 - Management Oversight
 - Developer Transition
 - Bylaw

Next general meeting will be held in Spring 2006.

Wilkerson Motioned to accept budget, Rose Leens 2nd. All present voted to accept the 2006 budget dues will increase to \$36.00 per month for 2006.

#19 made a motion to elect Mark Poulton, Wilkerson 2nd all present voted to elect Mark Poulton at 39 Kristen Lane as new trustee to fill vacant seat. All 3 seats will expire as of next year.

Bylaws suggested amendments will be developed by committee and presented to homeowners for voting.

Floor was opened for questions and discussions.

Discussion on whether to keep ADRC. Suggestion made to put vouchers on website and avoid coupon books. There is a block party planned for May and more help is needed.

Residents signed up for the following committees:

Developers Transition and Common Ground Maintenance

Frank LaRubbio 3 Kristen

Craig Jones 9 Kristen

Bill DiAntonio 19 Kristen

Chris Powell 30 Kristen

By Law Committee

Rose Leens 20 Kristen

Stephanie DiAntonio 19 Kristen

Mike Solmen adjourned meeting at 8:40PM.