



Annual Meeting Minutes January 26, 2011

Attendance:

BOD Present: Bob Brethen, Rich Willis, David McAlexander, Chris Zangara,
Paul Sousa

BOD Absent: None

Management Present: Wendy Parks

- 7:04pm Meeting called to order – Bob Brethen
- 7:04pm Chris Zangara reviewed the minutes of the 2010 Annual Meeting
- 7:10pm Committee Reports
- Architectural Review
 - Vicki Roach – It was a smooth 2010 with limited issues and processes being followed
 - Website/Newsletter
 - No one present to speak
 - Pool
 - Vicki Roach – Great season! New pump room showed great improvement and received very positive feedback. Lifeguards worked out well but 2011 should include a male lifeguard. Only 1 act of vandalism. Ant problem is gone!
 - Social
 - Marie DeMartino – Successful year with new addition of “Movies at the Pool” and “Children’s Holiday Party”. Grateful for increased budget and call for more volunteers.
 - Swim Team
 - Jim Swintek – Great event and appreciate the support. Membership feedback noted the event running very smoothly and the excellent parking control.
 - Clubhouse Rental
 - Dawn Calhoun – Good clubhouse use with only concern being the cleanliness after events. Deposit will be held if needed!
- 7:18pm Establish a Quorum
- Wendy Parks confirmed that a quorum was represented
- 7:20pm Election of Board Memebers
- Bob Brethen discussed the process of elections and asked for nominations from the floor. Candidates introduces themselves and voting took place.



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- 7:33pm Financial Report
- David McAlexander presented the financial report
 - HOA is in good financial shape with strong reserves and only minimal outstanding dues
 - Two catastrophic expenditures in 2010 – pool pump room rebuild and bathroom ventilation system upgrade.
 - Landscape contractor was changed for financial and performance reasons – this change was successful
 - Lengthy discussion, which went off topic, was held. Topics covered the resurfacing of the pool and monies reserved for it, differences between budgeted and actual expenses on a few line items, clubhouse upgrade and where it is in the priority list, financial accounting process, need for more effective communication tool (Facebook was discussed), and the possible establishment of a Communication Committee.
- 8:16pm Election Results
- Bob Brethen announced the results. Term is from 2011 – 2013
 - David McAlexander and Chris Zangara were reelected
 - Paul Comesky was elected
- 8:17pm Other Discussion
- Bob Brethen and Chris Zangara updated Membership on current issue with communication tower that was erected on Perthshire Court. BOD will respond, through attorney, on placement proposal to American Tower tomorrow.
 - Perennial issue of dog poop was brought up as well as the need to ensure that shrubs and trees do not encroach on sidewalks/streets.
- 8:34pm Bob Brethen adjourned the meeting