

CME POA Annual Board Meeting Monday January 11, 2010

Attendees:

Board of Directors

1. Chip Henry
2. Albert Arnold
3. Kelli Baker
4. Victor Style

CME Association

1. Tom Ashbrook
2. Steve Merkel
3. Scott McDaniel
4. Stephanie Schuster

Homeowners

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|----------------------------|----------------------------|-------------------|
| 1. Kathy Ashbrook | 5. Connie & Richard Herrin | 9. Mike Henry |
| 2. Marcie Haynie | 6. Rene & Jan Furter | 10. Bill Reynolds |
| 3. Alexander Schuster | 7. Rick Eggleston | 11. Steve Adams |
| 4. Chris & Ellen Childress | 8. Travis & Tina Hepburn | 12. Janet King |

Minutes from Meeting

- Tom Ashbrook called meeting to order: 7:04 pm
- Introduction of meeting attendees
- Discussion – Purpose of Association
 - Take care of neighborhood
 - Maintenance, bills, etc.
 - Protect Investments we have made in our homes
 - Adherence to covenants
 - Represent neighborhood regarding county issues that could impact us
 - Create opportunities for social gathering and networking
 - Theresa Reynolds is leader of social committee
- Discussion – Goals 2010
 - Curb Appeal
 - Association will become more active in making sure homeowners' properties are well maintained
 - Lawn and mailbox appearance is the best opportunity for improvement
 - Special Assessment
 - Association is looking into undertaking a project to improve the appearance of the entranceway from Second Branch Road down to home sites
 - Research options involving seeding, irrigations systems, and/or concrete along the entranceway
 - This project will require a special assessment of funds from the neighborhood in order to be undertaken
 - 2/3 of the neighborhood would have to vote in support of the special assessment in order for the association to bill the homeowners for these funds
 - Treasurer's Report
 - Current Balance as of December 31, 2009 - \$9,561.91
 - Activity during FY 2009
 - Income of \$7,830 (58 homes x \$135)
 - Expenses of \$6,064.17
 - 2009 Actual vs. Budget
 - Actual expenses were less than budget for \$1,705.03
 - 2010 Budget
 - Income / Expense breakout for 2010
 - Income of \$7,830 (58 homes x \$135)
 - Expenses (\$7,890)
 - Attorney, State, & Legal Registration Fees = \$800
 - Entrance Grass Cutting & Misc = \$4,890
 - Front Entrance Utilities = \$650
 - Liability Insurance = \$650
 - Miscellaneous = \$750
 - Reserve
 - Association will maintain a reserve that shall be equal to 1 year worth of association dues
 - Surplus
 - Discussion regarding whether surplus funds will be applied to the project of the entranceway from Second Branch Road down to the home sites
 - Landscape Committee
 - Victor Stylec is head of the Landscape Committee
 - Responsible for managing the maintenance contract for front entrance lawn care, fertilization, and over seeding
 - Negotiated contract for lawn maintenance in 2010 at moderate increase of \$10 per month for services compared to 2009
 - Responsible for overseeing regular maintenance of front entrance irrigation system, which includes winterization

