

Annual Meeting Minutes

Polo Run Recreation Association
Annual Meeting of the Membership

September 15, 2007

The Annual Meeting of the Membership for 2007 was called to order by President Becky Newman at 3:45 p.m. The meeting was held outside at the pool facility. We had 14 proxies and 46 homes represented in person for a total in attendance or represented of 57. The quorum is 1/10 or 11 homes represented in person or by proxy.

Becky Newman introduced each Board Member and their responsibilities for 2007.

Minutes of the 2006 Annual Meeting were reviewed by the membership. Doug Holmes called for approval of the 2006 minutes with a second to the motion by Andre Van Hall. All were in favor of the motion.

The membership was asked to review the agenda. Paul Howald made a motion to accept and approve the agenda, second was by Nancy Van Hall. All were in favor.

Treasury and Financial report by Steve Hazel. The report included statements covering the period Dec. 31, 2006 to July 31, 2007. Printing/Pool supplies were a focus on getting back into budget. We continue to be very good at staying within budget guidelines. Karma Dingman voiced a question about newsletter and printing costs. These costs will be lessened as more homeowners now opt to receive the newsletter on-line. There is also some cost involved with the printing of the homeowner dues coupon book. This, too, may be an on-line service in the future. Dues can also be paid by direct deposit through Earl Johnson at Western States Management.

Mike Coulter had a question with page 18 of financial report. Who paid for the Special District Survey? Answer: It was paid for by the Association because the monuments and pool were affected. Our legal fees are a normal amount paid every year.

Mike Raushkolb inquired about the money designated for the asphalt work approved from last year and not yet done, Earl Johnson, of our Western States Management Company, replied that after several consultations from engineering and paving companies, we cannot re-surface the parking lot but must tear it out. We are actively getting a vendor to do a more financially reasonable job. The work for the concrete slab at the Pool Entrance will begin next week.

Mike Coulter had another question concerning the Property Line issue. The Association paid for the complete property line survey. The ARC committee has told homeowners to repair their fences in the past. Mike Coulter asked, where's your budget dollars for this? Dave Fredrick had lots of discussion about the fence issue, his concerns being monies being spent without approval etc. Bruce Hallowell stated that a fence committee was created from last year's annual meeting to provide options to the board in order to move ahead with plans to check out the perimeter fence, so this implies that the homeowners have already agreed the perimeter fence be addressed by the community and one of the first tasks would naturally be the land survey that was accomplished this year. John Heaney gave a vote of confidence towards the board and their efforts this year. Gloria Price asked when the survey was done. Steve Hazel reported it was in the first quarter. Thank you for the survey we voiced in general by the Homeowners. There was a motion for approval of the budget by Andre Van Hall, with a second by Paul Howald. All approved by acclimation with the Haas family dissenting.

ARC Report by Jim Kirchheimer. Thanks to Gary England for moving the meeting and chairs to the Pool parking lot instead of the usual grass area. ARC received 33 requests this year. The Landscaping in general looks great. Doug Holmes thanked the ARC for a great job! Gary England wondered if Homeowners need to report to ARC if a dead tree is to be removed. Jim replied that it's always a good idea to keep ARC well informed for the whole community's benefit. Mike

Raushkolb wondered about trees/bushes encroaching on sidewalk. Yes, let the ARC know. Jim offered Karma Dingman accolades for years of service to the ARC, as she is leaving.

Pool - Gary England

Thanks to each and every family who worked together and volunteered to open and close our pool this entire season. Replacement of the toe-stubbing slab at the Pool Entrance will be completed next week. The Pool Pump is being monitored and we will need to do replacement and wiring work, probably at the next season's beginning. We are evaluating lounge chairs and their replacement. Mike Coulter reminded us that if we keep out a few new chairs each season, we can then replace gradually. Good idea. The Boiler is the next huge expense, approx. \$20,000.00. These units tend to last 10 years, ours is 16! Yes, there was a leaking issue this season, and the pump was responsible.

Doug Holmes asked if we liked the Pool Company. Gary responded that they are usually pretty good, response time was within 24 hours and they gave precise answers with fairly good quality work, as far as pool companies go. Alligator Spa and Pools is our current company.

Pam Hallowell-New Neighbor Welcome

Pam asked that anyone with new neighbors info please contact her or a board member. Brownies/pool keys/directories need to be given and info about the neighborhood shared along with a warm welcome.

Sally Tichota- 4th of July report. Rep at Large.

The fourth was fun and warm! All had a good time. Please sign-up and take part in the many social events of the neighborhood. Becky Newman elaborated on all the Holiday Events coming up. We need committee chairs and volunteers. Those not present at the meeting, please contact a board member for opportunities to get involved. The annual garage sale will now be headed by Nancy and Bill Haas. Volunteers are needed and we will look in to possible additional date(s). Gary England mentioned keeping the dumpsters as part of any Garage Sales and Andre Van Hall stated that some companies offer shredders. Nancy Haas will look into a community pick-up after the sale(s) from a local charity.

Sandy Antle- Dinner Club

All welcome. Please sign-up. Lots of fun, Great way to meet different neighbors.

Kathy England- Book Club

All welcome, meets every other month, decides on books early on. Lots of fun!

Nancy Haas- Garden Club

The suggestion was made by Nancy that Polo Run consider establishing a garden club. Mike Jones further suggested that this club take over care of the monuments. The members generally agreed with these ideas.

Back to Financials

Becky Newman advised the homeowners that the board recommended increasing monthly dues by \$3.00 month (from \$57 to \$60 per month) for 2008 (effective January 2008). Steve Hazel amplified that \$2/month of this money was to be assigned to capital accumulation and \$1/month was to go towards operating expenses. Mike Coulter suggested that the dues increase be earmarked for capital accrual for future pool replacement costs. Doug Holmes voiced agreement with this idea. Without further stipulation of how the money was to be allocated, there was a motion to approve the dues increase by Doug Holmes and it was seconded by Becky Dow. The motion was approved.

Snow Removal

Kathy Sweitser questioned if we need to budget for snow removal. Becky Newman stated that the board had already taken steps to be able to hire a private individual for snow removal on a case-by-case basis. The intent is to be able to take action in the future on a timely basis when

the need arises. Karma Dingman agreed that we need help with snow removal. Nancy Haas asked why the city/county doesn't take care of it. It was generally remarked that the city/county cannot be counted on to provide that service in neighborhoods - and usually doesn't, although the board has repeatedly asked them. Doug Holmes pointed out that we probably will not have another snowy winter like we had last year. He recommends that neighbors look out for each other and be proactive: keeping snow and ice shoveled and limiting what gets put into the streets. Sue Chilton suggested that we wait until we have a need rather than budgeting for it. Becky asked the homeowners on input for what levels of snow fall would warrant snow removal. It was pointed out that this depends on the time of the year and other factors, and after some discussion it was generally agreed that the board should make the decision.

Non-Profit Tax Resolution-Earl Johnson

This is signed every year. The motion to approve was made by Andre Van Hall, seconded by Scott Margason. Approval by voice acclamation.

Selection of New Board Members

There were 3 vacancies for the Board and one ARC vacancy that needed to be filled. Earl Johnson took the following nominations: Paul Howald, Pat Lanius, Sally Tichota, Bill Haas, Dave Fredrick, Pam Hallowell. Proxies were accepted, but none that were received after 12 Sep (72 hours in advance of the meeting). The results:

Sally Tichota 45
Pam Hallowell 42
Paul Howald 39
Pat Lanius 25
Dave Fredricks 21
Bill Haas 18

... so the new/continuing board members are Sally, Pam, and Paul.

Nancy Van Hall was the only nomination for the ARC and was accepted by voice acclamation.

General items/New business:

It was suggested that we post this meeting's minutes in two weeks and the board intends to post these on the web site. The schedule for future board meetings will also be posted.

Kathy England gave accolades to William Oliva for his great job on the web site.

Doug Holmes concurred and praised the board in general.

Perimeter Fence

Becky Newman circulated a sign-up sheet for those interested in forming a new fence committee.

Gloria Price questioned if the fence committee would report to the board. Answer was - yes.

Jim Kirchheimer spoke about how this process needs to be more inclusive and result in a unified position - whether or not it eventually goes to the county or a special district or is dropped altogether.

Nancy Haas spoke about the fence and recapped some of the last year's discussion. She was concerned that the by-laws/covenants are not being followed and questioned if it is the HOA's responsibility to maintain the perimeter fence. She encouraged the board and fence committee not to make hasty decisions about wood vs. trex vs. brick and to examine warranties.

The board recognized the long hours and dedication that the previous fence committee had given to get us to this point. Doug Holmes emphasized that this is an opportunity to acquire all ideas and involve more people to establish a true consensus.

Becky Newman presented the two Covenant amendments (#1 and #3) that were approved earlier in the year by the homeowners.

Motion to adjourn was made by Andre Van Hall, seconded by Jim Kirchheimer and the meeting was adjourned at 5:08 p.m.