

The Glen at Horizon Drive

Minutes of the Summer Membership Meeting July 8, 2009

The meeting was scheduled to open at 6:30 pm at the Ramada Inn. At approx. 6:25 the electricity went out and the meeting was moved to the front restaurant where there was light.

Mike Day called the meeting to order at 6:45pm. 33% of the Ownership was represented and that constituted a quorum.

The minutes of the 2008 Annual Meeting were approved as submitted.

Tracey Heritage of Heritage Property Management gave the financial report for the HOA. As of June 30, 2009 the Glen has total cash assets of \$ 87,854.03. All owners are current with the payment of their dues except for two. A lien has been filed on one and the Board directed filing a lien on the second.

The 2009 Budget was presented by Mike Day and each line item was reviewed and explained. The Budget was accepted and approved as submitted.

Items discussed by the membership present included snow removal, ice removal, the grounds maintenance contract, dog waste, concrete repairs made this season (more is scheduled by need for next year), painting, gutter clean-outs, the private ownership of streets in the Glen (not City maintained or owned), that no Real Estate signs are allowed on the common area (windows only). It was discussed that there are really no enforcement measures for some of the CC&R violations. Heritage suggested that the new BOD make efforts to instigate a Policies & Procedures manual for The Glen. Tracey will prepare a sample for BOD review.

The membership present made requests that parking restrictions be enforced and possibly have a grid prepared which shows what parking area belongs to each unit. There is to be NO parking on any area of blacktop, only in the garages and at the cement pads in front of the garages. People are having difficulty accessing their own properties due to unauthorized and incorrect parking.

The membership requested that there be an effort to better communicate events and maintenance projects to them. It was suggested than an e-mail database be built or at least a telephone directory of the Owners at The Glen.

The agenda proposal to eliminate the summer meeting in favor of just the Annual January meeting was made and the membership voted unanimously to combine the 2 meetings. The summer meeting was primarily to elect Board Members, so the new Board will serve a 6 month-term to the January Meeting.

Volunteers and nominations for the Board of Directors were made. *Suzanne Heils, Rosemarie Bruno, Mike Day* and *JoAnne Smith* were present and accepted nominations. *Matt Elam* was not in attendance but was nominated to remain on the Board. Motions were made and the Board of five was elected.

Respectfully submitted by Tracey Heritage, Agent