

Holly Glen Homeowners Association
Annual Meeting Minutes
March 23, 2011
Meeting Time: 6:30pm

Board Members Present: Cheri Lee, Patrice Alexander, William Gross, Harrison Murfee, and Bob Blake

Board Members Absent: Celeste Paterek and Thomas Poulk

Management Present: Kelly Decker and Emily Carey, Talis Management Group

Call to Order: The meeting was called to order at 6:30pm. With 46 units in attendance and 95 proxies submitted, a quorum, which required a total of 172, could not be established. There was however a motion from the floor to proceed with the meeting without a quorum, the motion was seconded, all agree, and the motion passed.

State of the Association/Accomplishments of 2010 – Presented by Cheri Lee:

- Completed 2nd pool (including the “*yellow dragon*”)
 - Hired security to watch over certain phases of construction
- Built a beautiful new playground and installed new benches and grills
- Installed new card access system for pool and tennis courts
- Installed two more light poles in the common area by pool and playground
- Worked with an incredible social committee to bring many fun activities and gatherings to our neighborhood (We’re on Facebook!)
- The Grounds Committee implemented a Yard of the Month club where they awarded certificates of appreciation
- Amended the ARC guidelines to allow basketball goals to be stored within 10 feet of the house
- Adopted a fence amendment to the ARC guidelines allowing 5 foot fences that are straight arched or scalloped
- For the Love of Meg - We watched our neighborhood, as well as our town, come together to honor a beautiful little girl, Meg Wasley.

Financial Report – Presented by Robert Blake

Bob addressed balance sheet report handed out to each homeowner present and noted that at year end there was \$37,578.41 in the operating account and \$68,336.32 in reserves.

Election of Directors – Presented by Patrice Alexander

- Patrice requested that homeowners get more involved and attend meetings and/or volunteer for committees to get a better understanding of what the Board does.
- She then introduced all of the nominees on the ballot (Cheri Lee (current Board member), Patrice Alexander (current Board member), Robert Blake (current Board member), Harrison Murfee (current Board member), Celeste Paterek (current Board member), Thomas Poulk (current Board member), Adrian Ledger, Todd Shubert, and Tony Galati) and asked for nominations from the floor. Joe Mayconich and Scott Spaine were the only two nominations from the floor.
- All nominees in attendance introduced themselves to the homeowners and provided a brief bio. Celeste Paterek, Thomas Poulk, and Todd Shubert were not able to attend so Cheri Lee, Board President, provided a brief bio of all three nominees.
- Ballots were then passed out and homeowners were asked to vote for seven (7) new Board members.

Election of ARC Committee – Presented by Patrice Alexander

Since Celeste Paterek, Crystal Allis, Derek Fox, Link McGaughey, and Joe Lee were the only persons running for the ARC Committee they were all elected to fill the five (5) person committee.

Committee Recognition – Presented by Patrice Alexander

The following committee chairs were recognized and applauded for their hard work. A brief description was given for each committee for those who might be interested in volunteering.

- Celeste Paterek - Architectural Committee
- Annette Ashby - Grounds Committee
- Dana Fox and Amanda Matheny - Social Committee
- Kim Blake – Website/Communications
- Patrice Alexander – Newsletter
- Sarah Kempin - Community Watch
- Cheri Lee - Pool/Recreation

Election Results – Presented by Patrice Alexander

The ballots were tallied and following are the results indicating the seven (7) new Board members:

1. Cheri Lee
2. Patrice Alexander
3. Robert Blake
4. Harrison Murfee
5. Celeste Paterek
6. Adrian Ledger
7. Tony Galati

Open Forum – Homeowners:

- Does the Board foresee a continuous increase in dues?
 - Maybe. It depends on property growth but according to the guidelines by no more than 10% a year.
 - More homes being built will ensure additional contributions to the overall funds. This may stabilize or even decrease HOA monthly fees.
- Homeowners were very happy with the playground improvements and thanked the Board for this accomplishment.
- How can we control disruptive people at the pool?
 - As homeowners we need to address people when they are being disruptive and when possible report the name of those people to the Board or management. If someone is constantly breaking the rules and disturbing others, the Board can vote to revoke pool privileges.
- Are we looking into more community trash cans and pet stations in the common areas?
 - Yes. The Board will address this further at their next meetings.
- Some of the homeowners commented that they feel like the landscapers are doing a great job throughout the community.
- There was a question as to whether or not a certain location was an easement not owned by the HOA or a common area in which the HOA was to maintain.
 - The homeowners were advised to contact the Town with the area in question.
- Homeowners addressed their concerns about the problem with on street parking.
 - The Board explained that this is a difficult rule to enforce and without a committee actively involved to patrol on street parking it is currently unenforceable.
- Are the street trees the responsibility of the homeowner to maintain?
 - Yes.

Adjourn: The meeting was adjourned at 8:45pm.