

BALMORAL GREENS
HOMEOWNERS ASSOCIATION
2007 ANNUAL MEETING MINUTES
April 9, 2007

Approved

BOARD MEMBERS PRESENT

Jerry Hogge	President
Todd Timm	Vice-President
Ray Sasaki	Treasurer
Michael Park	Secretary
Brenda Moore	Director

BOARD MEMBERS ABSENT

None

MANAGEMENT ATTENDEES

Kristine A. Caraway	Community Manager, National Realty
Partners	
Carol Hanas	Director of Operations, National Realty Partners

I. CALL TO ORDER/ VERIFICATION OF QUORUM

Mr. Hogge called the meeting to order at 7:04 p.m., noting the presence of a quorum.

II. PROOF OF NOTICE

Mr. Hogge provided the original copy of the Annual Meeting Notice as proof of notice.

III. APPROVAL OF MINUTES (PRIOR ANNUAL MEETING)

A motion from the floor was made to waive the reading of the 2006 Annual Meeting Minutes. The motion was seconded by the floor and carried.

A motion from the floor was made to approve the 2006 Annual Meeting Minutes with no changes. The motion was seconded from the floor and carried.

IV. PRESIDENT REPORT

Mr. Hogge gave a brief report of activities in 2006.

V. REPORT OF THE COMMITTEES

Mrs. Wrightson provided a report for the Architectural Committee and stated that the committee meets once a month to review and approve submitted applications. The applications are processed through the management company, National Realty Partners.

Mrs. Robinson provided the Financial Committee report indicating that the association has had a reserve study completed within the last three months. The committee is currently reviewing this study to make recommendations to the Board. The association is in a good financial status.

Mr. Morse spoke about the Communications Committee and the progression of the new website. Additionally, the community is trying to update the directory.

VI. INTRODUCTION OF CANDIDATES

Mr. Hogge asked the candidates to stand up and introduce themselves to the community. Mr. Wrightson, Mrs. Moore and Mr. Timm all give a brief introduction and informed the membership on why they would like to serve on the Board.

VII. ELECTION OF DIRECTOR

Mr. Hogge called for volunteers to count the ballots for the election. Mr. Voltz and Mr. Reading volunteered. The ballots were cast by the membership.

VIII. QUESTION/ ANSWER PERIOD

The Board fielded various questions from the floor. The following was discussed, but not limited to:

- The owners that were present discussed their concerns regarding the snow removal that was performed by VDOT and Chips Landscape. It was stated that VDOT did not perform to the owner's satisfaction and the association should consider contracting for snow removal service for the entire community.
- Lisa Robinson (Finance Chairperson) recommended reactivating the Open Space Committee (OSC). This committee would serve as the point of contact for several of the issues currently confronting the Board. The OSC would provide recommendations as well as the oversight/supervision in the snow plowing of our roads, as well as addressing the maintenance of the pipe stems/private driveways which would become more critical as the pipe stems deteriorate.

- A homeowner asked about readdressing changes to the Articles of Incorporation, which currently prohibits bow hunting on homeowner's properties. VP Timm pointed out that recent changes to the VA Constitution negated the restrictions in our Articles of Incorporation in regard to bow hunting. However, the State hunting regulation remains applicable.
- Streetlights on Compton Road at the entrance to Balmoral Forest Road are not operating properly. The Board was requested to look into the situation and resolve the problem.

IX. RESULT OF ELECTION

Mr. Hogge announced that Mrs. Brenda Moore and Mr. Todd Timm were elected to the Board for a three-year term. Both of their terms would end in 2010.

X. ADJOURNMENT

Mr. Hogge made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by the floor and carried.

Respectfully submitted,

Kristine A. Caraway
Community Manager