

BALMORAL GREENS
HOMEOWNERS ASSOCIATION
2008 ANNUAL MEETING MINUTES
January 28, 2008

APPROVED AT THE 2009 ANNUAL MEETING

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

None

MANAGEMENT ATTENDEES

Kristine A. Caraway	Community Manager, National Realty Partners
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I. CALL TO ORDER/ VERIFICATION OF QUORUM

Mr. Hogge called the meeting to order at 7:00 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 2007 Annual Meeting Minutes. The motion was seconded by the floor and carried.

A motion from the floor was made to approve the 2007 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 2007.

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. She also indicated that if owners are going to make improvements to their lots, they need to receive ARC approval first.

Mrs. Robinson provided the Financial Committee report indicating that the association has had a reserve study completed. The association is in a good financial status. She also asked for volunteers for the committee as she is a committee of one.

Ms. Carpenter spoke about the Communications Committee and the newsletter. A special thanks went to Mr. Morse as he handles the website for the entire community. Additionally, the community is trying to update the directory.

VI. INTRODUCTION OF CANDIDATES

Mr. Hogge asked if any owners present were interested in running for the Board. Mr. Hogge, Mr. Park and Mr. Axelrod stood up and spoke on why they would like to be on the Board.

VII. ELECTION OF DIRECTOR

Mr. Hogge called for volunteers to count the ballots for the election. Two owners volunteered.

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 speeding through the community and that VDOT has taken too much time to replace the street signs.
- The pipe stem maintenance was discussed and the Mr. Timm will investigate the work that was performed on Balmoral Greens Ave pipe stem.

IX. RESULT OF ELECTION

Mr. Hogge announced that Mr. Hogge, Mr. Park and Mr. Axelrod were elected to the Board. Between the three of them, they will need to decide who will serve the one year term.

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