

BALMORAL GREENS
HOMEOWNERS ASSOCIATION
2011 ANNUAL MEETING MINUTES
January 24, 2011

APPROVED AT THE 2012 ANNUAL MEETING

BOARD MEMBERS PRESENT

Todd Timm	Vice-President
Michael Park	Secretary
James Axelrod	Treasurer
Jerry Hogge	President

BOARD MEMBERS ABSENT

None

MANAGEMENT ATTENDEES

Kristine A. Caraway	Community Manager, NRP
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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 2010 Annual Meeting Minutes. The motion was seconded by the floor and carried.

A motion from the floor was made to approve the 2010 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 2010. The following was shared with the membership:

- The association has hired a new landscape company, Curb Appeal
- There was no dues increase for the 2011 fiscal year.

- It was stated that AAA Trash needs to be more careful when removing trash because they are leaving broken glass in the street.
- The new 64 gallon recycle cans have been delivered throughout the community with the exception of Weymouth Hill.

V. REPORT OF THE COMMITTEES

Ms. Carpenter spoke about the Communications Committee and provided the following facts regarding the web site:

- There are 245 registered users
- 84 Bulletins have been posted
- 5 to 6 newsletters are generated per year
- Ms. Lisa Robinson writes articles for the newsletter
- Ms. Ginny Axe sells newspaper ads.

Ms. Robinson spoke about the Finance Committee and provided the following information:

- The association finished 2010 with a positive cash flow
- The reserve study needs to be performed in 2011.

VI. INTRODUCTION OF CANDIDATES

Mr. Hogge asked if any owners present were interested in running for the Board. Mr. Rotach and Mr. Reading stated they would like to run for the Board. Mr. Hogge also stated his term was up and he would like to run again for the Board.

VII. QUESTION/ ANSWER PERIOD

The Board fielded various questions from the floor.

VIII. RESULT OF ELECTION

A motion was made and seconded to elect Mr. Hogge, Mr. Rotach and Mr. Reading to the Board of Directors by acclamation.

The three of them will need to decide who will serve the two three year terms and who will serve the one two year term.

IX. ADJOURNMENT

Mr. Hogge made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by the floor and carried.

Respectfully submitted,

Kristine A. Caraway
Community Manager