



SHALIMAR GARDENS ANNUAL MEETING

Derby Ridge School

May 5, 2009

The annual meeting of the Shalimar Gardens Homeowners Association was held at Derby Ridge School and was called to order at 6:10 PM by President, Shawn Riley. There were 47 owners present and 7 represented by Proxy. Community Association Management was represented by Kim Broswell and Pat Bess

Proof of Notice of the meeting: was evidenced by the people in attendance

Approval of 2008 Annual Meeting Minutes: There were two questions raised regarding the minutes from the 2008 Annual meeting. Brett Benton made a motion to correct the minutes as follows: 1. Delete the entire sentence: The Board members met and Shawn Riley will serve as a 3 term President, Teresa Massey as a 2 term Secretary and Judith Schmitz as 1 term board member 2. Replace the word "run" with "assist the Board with" in the sentence detailing the duties of Community Association Management. The motion was seconded. Motion passed. There was a second motion to accept the changed minutes, seconded, all in favor, motion carries.

Report of Officers: A Year-to-date Profit & Loss and 4/30/2009 Balance Sheet were distributed to owners. One owner had a question regarding the legal fees and how the lien/collection process worked. CAM explained the process. Shawn pointed out to the members that they had a savings over the past year which included a no-charge meeting place (Derby Ridge School) versus a \$200.00 charge in 2008, a reduced fee for the tax return preparation (from \$165.00 to \$125.00), and a savings on the HOA insurance policy of \$295.00. Shawn announced that there are 2 outstanding liens for unpaid dues totaling \$918.80 and that 2009 dues will be billed by June 1, 2009. There were no other officer reports.

Unfinished Business: No unfinished business. Anita Robinson pointed out that there was a change in the agenda from the Meeting Noticed mailed out and that we needed a motion to accept the amended agenda. Brett Benton made such motion, it was seconded and motion carried.

New Business:

- The first order of new business was the garage sale which is Saturday, June 6, 2009. The HOA sign advertising the sale will be posted at the entrance to Shalimar Gardens. After discussion about who would pay for an ad in the newspaper, there was a motion to have participating homeowners sign up and divide the cost, motion was seconded, 12 in favor, 15 opposed, motion failed. There was a second motion made that the HOA pay for the ad, seconded, 20 in favor, 7 opposed, motion passed.
- Shawn called for a vote to retain the management company and after he explained the duties and some discussion and questions by owners, Larry Benton made a motion to retain the management company, seconded, 40 in favor, 5 opposed, motion carried.
- Shawn reported the last year they established a committee to look into revising/changing some items in the covenants, however; he reported that at this time they are not prepared to ask for the vote. The covenants are still a work-in-progress and he invited members to let committee members know of changes they would like to see and also that he had met with Larry Benton who suggested that there were other items that could be changed and that all changes should be presented at the



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same time. Shawn said that any changes would require a 2/3 vote of the HOA and that a copy of proposed changes will be distributed to members in advance of calling a special meeting hopefully later in 2009. He announced that one proposed change was regarding the size of any shed/outbuilding from 100 to 144 square feet. There was also considerable discussion regarding a proposed fine system, but that that issue is being revisited. One owner made a motion to amend the covenants to three documents, no second. After much spirited conversation about the covenants, Shawn reminded everyone that they were not voting on this issue at this time.

Election of Officers: Shawn announced that we had two Board positions to fill, one being a three year term and one a one year term.

- For the three year term there were two nominations from the floor, Anita Robinson and Jim Gwinner. Nominations ceased and there was a call for a vote. Anita was elected by a vote of 35 to 11
- For the one year term there were three nominations from the floor, Kathy Andresen, Jim Gwinner, and Joy LaBorde. Nominations ceased and there was a call for a vote. Joy LaBorde was elected. The voting was Joy LaBorde (28), Kathy Andresen (10) and Jim Gwinner (6)

The President claimed all business was taken care and adjourned the meeting at 7:18.