

The Preserve Homeowners' Association

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www.preservehomeowners.com

Minutes of meeting held February 4, 2005:

The annual meeting of The Preserve Homeowners' Association ("PHOA") was held on February 4, 2005 at 4115 Hidden Canyon Cove, the home of Tom Fornoff and Valerie Luessenhop. Paul Hurdlow, President, called the meeting to order at 7:02 pm.

Fifteen households were represented in-person and proxies were on-hand for four additional families. Present were Holly & Lee Boyd, Laura Dalton, Tom Fornoff & Valerie Luessenhop, Henry and Theresa Green, Julie & Paul Hurdlow, Lisa and Ross Jesupp, Carrie & Lee Little, Ag & Peg Meek, Gunar & Lauren Mezaraups, John & Tina Stockton, Bob & Melodie Summersett, Harvey tack, Christine & Mike Wakeland, Larry & Terry White and Vic & Vittoria Yones. Represented by proxy were the households of Sue & Steve Chalmers, Cindy Moreland, Ed & Pam Quinn and Moris & Claudine Simson. The Secretary, Tom Fornoff, declared that a quorum was represented.

The minutes from January 30, 2004 were presented and approved.

Laura Dalton, Treasurer, provided a reporting of the past year's budget actuals with an overall income of \$10,580.50, total expenses of \$12,182.00 and an ending cash balance of \$7,935.76. The lower-than-expected deficit was attributed primarily to the wet weather and corresponding low water bills. Our insurance agent notified us that he will not renew our liability insurance next year due to the small size of our account. Laura asked for suggestions of alternative agents or insurers.

Tina Stockton, Vice President, summarized the landscaping initiatives and maintenance highlights for the past year. Our landscape maintenance vendor, Green Three, kept fees constant this year despite indications that an increase was imminent. Utility work at the front entrance caused by a water main leak was repaired by the utility company. The drip irrigation system along Westlake Drive was completely replaced. Lighting improvements were installed in the front entrance. Additional holiday lights were donated to the PHOA by Larry White, installed through the volunteer efforts of John & Tina Stockton, and removed at the end of the season with the assistance from Katie & Lee Little. A new light fixture to illuminate the corner of Hidden Canyon Cove and Canyon Crossing has been ordered. Tina Stockton has served as Vice President for three years, and has kept expenses low through extensive do-it-yourself work. Thank you, Tina!

Terry White, Architectural Control Committee ("ACC") Chairperson, reported that only one set of plans had been submitted this year, by the Sperlings, and had been approved. She noted that the PHOA's Covenants, Conditions and Restrictions ("CC&Rs") do not address some of the building material choices that have appeared on the market in the past fifteen years. She also exhorted those present that *all* exterior household changes must be approved by the ACC.

Laura Dalton, Treasurer, submitted a budget proposal for 2005 of \$10,350 of income, \$15,039 of expenses, and a projected ending cash balance of \$2,763.76. The homeowners' dues are to remain unchanged at \$350 per household for the year, less a credit of \$100 to each PHOA Officer in consideration of their service to the PHOA. A motion to approve the presented budget was made, seconded and approved.

Paul Hurdlow, President, presided over a discussion of other new business items. A motion was made, seconded and approved for the following resolution.

Resolved: The incoming Board of the PHOA shall amend or re-write the CC&Rs for the sake of creating provisions to assess financial penalties against PHOA homeowners who do not comply

with certain provisions of the CC&Rs, including but not limited to, pet restrictions, parking restrictions and ACC violations. The new provisions shall include reasonable fines, written notice, a reasonable period to respond and comply and provisions identifying which PHOA Officer or Committee shall be responsible for carrying out these responsibilities.

Nominations for, and voting on 2005 PHOA Officers and ACC Chairperson took place by a show of hands.

Resolved: The following officers were elected for 2005:

President:	Vic Yonnes
Vice President:	Larry White - returning to service!
Treasurer:	Laura Dalton - for her 2nd term
Secretary:	Christine Wakeland
ACC Chair:	Terry White - for her 2nd term

The meeting was adjourned at 8:21 pm.

Respectfully submitted,

[Tom Fornoff signature]

Tom Fornoff
Secretary
February 6, 2005