

Claybrooke HOA Meeting

November 19, 2008

Meeting Minutes

- The 2008 fall HOA meeting was held at the University City YMCA. Meeting facility worked out well.
- Meeting called to order at 7:00pm with 22 homeowners in attendance in person or through a proxy statement. HOA members in attendance were informed that the meeting failed to achieve a quorum (27 homeowners) and that no official business could be conducted.
- Anthony reviewed the 2009 budget and answered a few questions. HOA was provided a copy of the 2009 budget that also showed the 2007 and 2008 budgets as reference points, and the current expenses through October 31, 2008. The HOA was once again notified that the annual dues would remain unchanged for 2009.
- Paul reviewed the status of the common area landscaping and the excellent results of the new landscaping contractors. He said that winter annuals have been requested.
- Marek gave an update on the pool repairs. New tiles have been installed and the pressure checks and leak repairs completed. The new gel coat will be applied when 3 days of milder / more normal temperature weather is forecasted. Total repair bill will be approximately \$13,000.
- Marek also explained the reason for the addition of a security guard at the pool during the summer months. Vandalism was occurring on a frequent basis and seemed to be getting worse. After hiring a security guard for the hours of 10pm – 2am every night, the vandalism completely stopped. Half the cost of the security guard in 2009 will be covered by the reduced cost of the new landscaping contract. We will also work with other nearby HOAs to see if there is interest in sharing the security guard and costs.
- It was explained that BoD terms for Anthony, Paul and Marek had expired but an official elections could not take place since a quorum was not achieved. Prior to resigning his position as president of the HOA, Marek read the required paragraph outlining the process to follow when a quorum is not met and vacant BoD positions need to be filled. The by-laws give the authority of the remaining BoD members to appoint new members to the vacant seats.

- Control of the meeting was handed over to Norma Castro, the Vice President of the HOA.
- Unofficial nominations were delivered to the floor. Anthony Wooding, Paul Vaickus, Curt Corder and Marek Syska were nominated as potential candidates for the three vacant BoD positions. A “straw vote” took place in order to help the remaining BoD members (Norma Castro and Steve Lancashire) understand the preferences of the community.
- Norma and Steve made a decision to appoint Anthony Wooding, Curt Corder and Marek Syska to fill the vacant seats on the BoD. Their terms will last for three years and expire at the fall HOA meeting in 2011.
- Norma agreed to convene a BoD meeting within the next 2-4 weeks to elect officers.
- Norma adjourned the meeting.