

ANNUAL MEMBERSHIP MEETING

January 22, 2009

Collin County Community College

Preston ridge Campus, room LC 104

AGENDA/MINUTES

- I. Call to Order** - Count Membership Present by Proxies
- Count Membership Present by Sign-Ins
- Total Membership Required Present by Both to Establish a Quorum and Hold Meeting is 44.
- Quorum established with homeowners present & proxies 46
- II. Proof of Notice** – 7:06pm
- III. Establish Quorum**- April Tuey confirmed
- IV. Approval of the Annual Meeting Minutes from January 16, 2007 and January 15, 2008(please see attached)** –A motion to approve the minutes was made and seconded by Kurt Overmeyer
- V. President's Report (Power Point Presentation)** – Mike Stacy
- a. 2008 List of Accomplishments**
- New Property Manager
 - New web Site/Email 90 residents registered
 - Brick Wall Panel Repaired - 13
 - Pond stocked with Tilapia, May
 - Survey completed for the Deed Restriction
 - Multiple Creek Clean ups
 - National Night Out, October 7th, great turn out
 - Reviewed Multiple landscape Bids
 - Review and Filing of our Legal documents
 - Research to determine if Governing documents were filed
 - Notice of Filing & Articles of Incorporation prepared and filed
 - Bylaws both original and amended filed
 - Amended Declaration and ACC Guidelines filed
 - Mitigation Plan Filed
 - Research on Fining Policy
 - Yard of the Month
 - Pond Treatments
 - Instituted Directed patrols of the Frisco Police
 - Duck Crossing signs
 - Long Term planning for Pond Maintenance and Dredging
 - Mitigation Report filed

- Lowest amount of carry over receivables from one year to the next

b. 2009 Goals

-Renegotiate Landscape Contract

-Long Term Planning

- Greenbelt, Creek, trees
- Brick Wall Repair
- Budget

-Actively seek feedback and participation of neighbors

c. Financial Overview/Revenue Ruling

- Membership approved Revenue Ruling

Financial Overview 2008

-Income - \$ 63,162.00

-Expenditure - \$ 68,329.89

-Deficit - \$ 4,279.83

-Top 5 Expenditures Landscape Maintenance (\$32,834.58), Management Company (\$7,200.00), Utilities (\$8,666.75), Legal & Professional (\$3,783.63), & Taxes & Insurance (\$4,961.46), Administration (\$4,045.00)

Reserve Fund Overview – December 31, 2007 Reserve Balance \$13,400.32
December 31, 2008 Reserve Balance \$15,753.13

Financial Summary 2009

-Income - \$63,162.00

-Expenditures - \$51,198.00

-Top 5 Expenditures Landscape Maintenance (\$33,317.00), Management Company (\$7,700.00), Administration (\$4,535.00), Utilities (\$5,026.00), and Insurance (\$4,219.00).

**VI. Election of Directors and ACC Members
(Nominations taken from the floor)**

a. Election of Board of Directors (5 open positions) and (3) ACC Members

b. Call for Nominations from the floor

c. Introduction of the Candidates – Candidates for the board of directors are Mike Stacy, Steven Rand, Steve Thompson, Meghan Hamaker and Patti Bacukus.
-Candidates for the ACC are Robert Smith, Kurt Overmeyer, and Linda Wells

d. Vote on Board Members and ACC Members

VII. Fining Policy Discussion- we were unable to obtain a number of votes to vote either way on this issue. As it stands we will be a non-fining community.

VIII. Open Forum (5 minutes per homeowner) – Items addressed by homeowners

- Payment Plans for the annual HOA dues
- Speeders on Whitefish Lake
- Crime Watch Program
- On-Line Petition
- Garage Sale Dates
- Placing a pad lock on the sprinkler system controller

- Contact community college or high school to monitor the silt build up in the creek
- Possibility of being reassigned in to a flood zone
- Beavers in the south pond
- Are we in compliance with the mitigation plan for the number of trees in the creek area?

IX. Election Results

- The 2009 Board of Directors' are Mike Stacy, Steven Rand, Steve Thompson, Meghan Hamaker, and Patti Bacukus

-The 2009 ACC Members are Robert Smith, Kurt Overmeyer, and Linda Wells

X. 2008 Drawing - \$50.00 off of Assessments- Must be present to win

- The winner is James Nunn

XI. Adjourn- 8:48pm