

## **PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.**

### **2006 ANNUAL MEETING MINUTES**

The meeting was called to order by Alice Forthman at 7:10 PM. Board Secretary Jan Pratt certified the proxies and announced we had a quorum with 55 owners in attendance either in person or by proxy. Gary House, Premier Community Managers was also in attendance.

Alice signed the Affidavit of Notice indicating the Notice to Owners was mailed at least 15 days prior to the actual meeting. The members attending unanimously nominated and indicated they wanted Alice to Chair the meeting.

A motion was made by Janis to approve the 2005 annual meeting minutes as prepared, 2<sup>nd</sup> by Irma Walther, UA.

Alice gave a brief Presidents report and thanked very board and committee members for their contributions last and this year for the Board.

Jan as Secretary had no report

Al as Treasurer was not in attendance but Gary House, Premier Community Managers, gave the owners a rundown on current financials through the 1<sup>st</sup> quarter of 2006.

#### **Committee Reports:**

Grounds: Brenda reported on the pool lighting, security at the pool and indicated the progress and money being saved on landscaping by issuing new contracts. She further elaborated the balance of the lighting at the pool was on hold due to financial constraints.

Communication: Fernando Soto, owner in the community, had the Piedmont Lakes web site up and running and Alice thanked him for his diligence and work on that.

ARC: Linda Benner-Jobman gave a report on the architectural program and reminded everyone of procedures. She further indicated she was satisfied on the progress being made on enforcement by Premier.

Fernando Soto nominated himself as a candidate for the 2006 Board of Directors. With Fernando and Brenda Elmquist, that gives the community 2 eligible candidates for however number open Board seats are available.

By unanimous vote of the membership the members indicated their preference to have a total of seven (7) Board members to serve in 2006. Since there are 5 Board members whose terms are not yet expired, that leaves 2 vacancies for tonights election. And, since there are only 2 candidates, each candidate is elected by default and no election is necessary. Accordingly, Brenda and Fernando are now Board members for 2006 to serve with Alice Forthman, Jan Pratt, Brigit Zamora, Al Halper and Linda Jobman.

Alice announced to the membership the Board members should stay after the meeting to elect officers for 2006. She further indicated she would be stepping down as President and Brenda along with others thanked Alice for her service.

The Board asked for nominations and volunteers to serve on the Architectural committee for the coming year. Janet Bailey, Irma Walther and Loretta Perry all volunteered to serve.

The meeting was adjourned by unanimous vote. Time was 9:00 PM.