

Villas at Winding Ridge Owners Association, Inc

ANNUAL MEETING MINUTES

December 2, 2008

I Call to Order

President Roger Long called to order the Annual Meeting at 7:20 pm on Tuesday, December 2, 2008, in the Villas clubhouse.

II Attendance

Roger Long, President
David Crook, Vice President
Tom Maddox, Vice President
Larry Leeds, Treasurer
Jack Morehead, Secretary
Joe Winship, Property Manager, Kirkpatrick Management
52 homeowners

III Reading of the Minutes

The minutes of the February 2008 Annual Meeting were read by Secretary Jack Morehead and approved.

IV Treasurers Report

The audit report for 2007 Villas finances was reviewed by Treasurer Leeds and approved.

V Highlights:

- a) The quorum (65) for the Annual meeting was met with 66 units represented either in person or by proxy.
- b) A question and answer discussion was called for by Treasurer Leeds. In that two previous open-meetings were held in September and November specifically on the budget, there were no questions. It was moved and seconded that the 2009 budget as proposed be approved. A show of hands approved the 2009 budget. There were no nays.

VI Election of Directors

- a) One name had been presented (Roger Long) to fill one of two positions open on the Board of Managers. A show of hands gave Long approval by acclaim.
- b) Since there were no other names presented by the deadline, resident Dick Edwards was nominated by resident Tom Genung, and seconded. The Board voted approval that Dick Edwards be appointed to the Board of Managers as allowed in the By-laws. Dick Edwards agreed to the appointment. His appointment was then approved unanimously by the membership present.

VII Other Business

- a) Board member Dave Crook introduced Joe Winship, property manager to the membership, even though he has been with the Association for five months and is known by most. Joe mentioned that assessment coupons were being mailed

with a change of address for submission. He also encouraged residents to automatically pay through bank withdrawal. Winterizing tips were also given especially for those going south for the winter months.

- b) Resident Tom Mock made an appeal for volunteers to join the landscaping committee for the coming year. The committee will be responsible for planting flowers and their maintenance and could use additional assistance.

VIII Adjournment

President Roger Long adjourned the meeting at 8:20 pm.

Submitted by: Jack Morehead, Secretary