



ANNUAL MEETING

MARCH 16, 2011

AGENDA

- × **Call to order/Accept Agenda**
- × **Certification of Proxies**
- × **Introduction/Election of Directors**
- × **Directors and Officers' Reports**
- × **2011 Budget Overview**
- × **Unfinished/Old Business**
- × **New Business – Community Improvements**

INTRODUCTION/ELECTION OF DIRECTORS

President (2 year term) – Allison Scholl (2012)

Vice President (2 year term) – Mike Goldman (2012)

Treasurer (2 year term) – Jim Muehlberg (2011)

Member At Large – Dell Erwin (2012)

CLASS OF 2013

Secretary /Webmaster – David Robinson elected

Grounds/Maintenance – Michael Wheelwright elected

Social Chair – No nominations

Member At Large – Barbara Henry elected

OFFICERS' REPORTS

President – Allison Scholl (2012)

State of the Community

Accomplishments:

- ✘ Refined Processes; created officer job descriptions
- ✘ Identified Maintenance Needs
- ✘ Sought Ideas for community improvements
- ✘ Created a \$35,000 reserve account

Goals for 2011:

- ✘ Create more interaction between residents (e.g. socials, volunteer days, etc.)
- ✘ Be good stewards of our community
- ✘ Participate in Day of Caring (Sep.)

OFFICERS' REPORTS

Treasurer – Jim Muehlberg (2011)

(See report)

OFFICERS' REPORTS

ARC Chair– Dell Erwin (2012)

(See report)

OFFICERS' REPORTS

**Vice President, Acting Secretary & Acting
Grounds Maintenance) – Mike Goldman
(2012)**

(See report)

2011 BUDGET

2011 BUDGET

2011 BUDGET

<i>Category</i>	<i>Amount</i>	<i>Frequency</i>	<i>Total</i>	<i>Percentage of Income</i>
Income	\$85	207	\$17,595	100.0%
Reserve	-\$3,970	1	-\$3,970	22.6%
Grounds	-\$8,000	1	-\$8,000	45.5%
Projects	-\$1,500	1	-\$1,500	8.5%
Insurance	-\$1,400	1	-\$1,400	8.0%
Office Expense	-\$1,260	1	-\$1,260	7.2%
Social	-\$400	2	-\$800	4.5%
Legal	-\$300	1	-\$300	1.7%
Utilities	-\$20	12	-\$240	1.4%
DPOR License	-\$125	1	-\$125	0.7%
Total			\$0	100.00%

COMMUNITY MAINTENANCE

Replacing/Renewing worn equipment, amenities & grounds

- Picnic Table & benches in the playground area
- Pond Trail maintenance
- Entry Sign Maintenance (paint, landscaping & lighting)
- Landscape Maintenance “experiment”
- **Mailbox Replacement Program - discussion**

COMMUNITY MAINTENANCE- PICNIC

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COMMUNITY MAINTENANCE– ENTRY SIGN



- ✘ Will be professionally repainted
- ✘ Volunteers asked to plant colorful ground covering or flowers to enhance curb appeal

COMMUNITY MAINTENANCE— LANDSCAPE

“Experiment Hill”

8 years of naturalization

no mowing, seeding or fertilizing

- ✘ Small evergreen and underbrush have returned
- ✘ Soil erosion is minimal
- ✘ Natural habitat is beginning to thrive



Approximately 8 years ago the Board approved a proposed experiment to “naturalize” some common areas. This area located on the south west side of Stoney Creek was the first area the board

COMMUNITY MAINTENANCE—

LANDSCAPE



Three years ago the Board approved expanding the naturalization efforts to the hillsides on the south side of Stoney Creek Drive.

The Experiment Continues

- ✘ Natural grasses have begun to slow erosion;
- ✘ Top soil is slowly being recreated naturally;
- ✘ Small evergreen trees have taken root;
- ✘ Small patches of wildflowers were introduced two years ago to help slow erosion and beautify the hillsides with indigenous flowers

COMMUNITY MAINTENANCE– MAILBOXES

**DO WE
NEED A PICTURE
OF DELAPIDATED
MAILBOXES??**

The Mailbox Lottery

Let's face it – our mailboxes are *ugly*.

- ✘ The Board will designate monies in the budget to replace approximately 20 mailboxes per year.
- ✘ We will work to coordinate the installation with homeowners throughout the community!

COMMUNITY IMPROVEMENTS

Providing new equipment , amenities & trailblazing

- Sail Shades in the playground area
- Pond Trail bridge
- Stairs into “Biscuit Run Trails”

COMMUNITY IMPROVEMENTS – SAIL SHADES

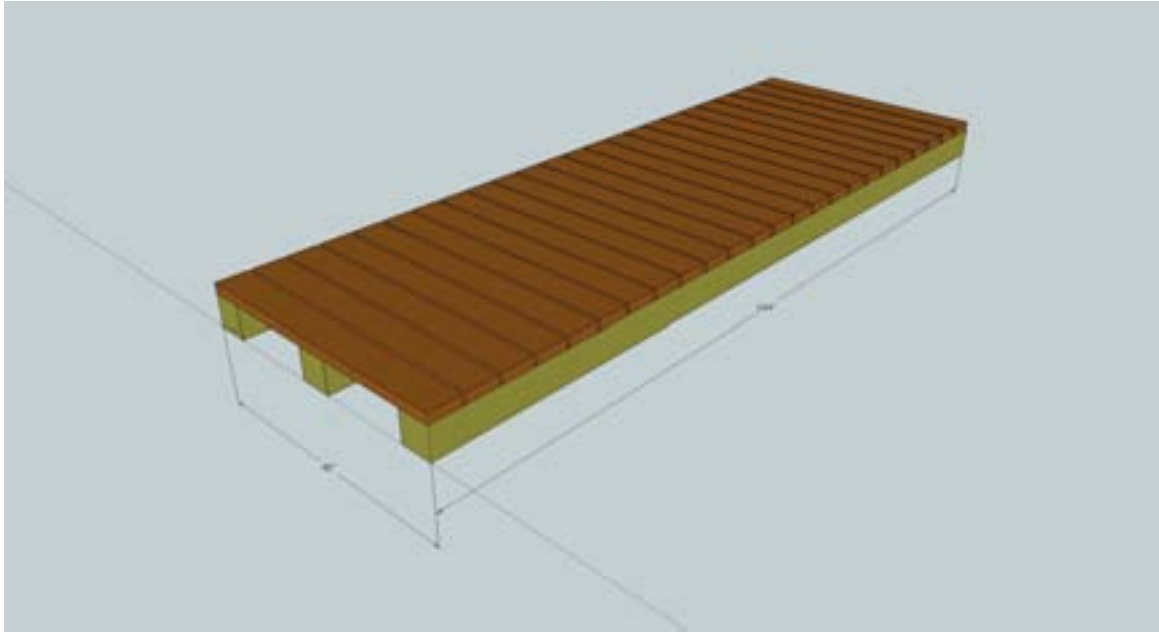
In the summer heat equipment is too hot for kids to use. The board is evaluating purchasing sail shades.



Costs:

“Big Kids” Area	\$3520.00
“Little Kids Area”	\$3214.00

COMM. IMPROVEMENTS – POND TRAIL BRIDGE



There is an old tree that is rotting that people use as a “bridge” over the feeder stream to the pond. The Board plans to purchase materials to build this simple bridge for people to use instead.

COMMUNITY IMPROVEMENTS –

STEPS



Taking advantage of our beautiful surroundings is leading to erosion of hillsides

The Board intends to take bids on having earthen stairways created to minimize the erosion of top soil and damage to the natural landscape.



COMM. IMPROVEMENTS – RESIDENTS’ IDEAS

