

**Moss Creek HOA
Annual Meeting Minutes
22 November 2004**

Board Members Attending:

Butch Dibble

Joe Walter

Gail Knight – Sterling Management

Kathryn Haley

Chrisje Cameron

Board Member Absent:

Tom Donegan

Call to Order at 7pm; Quorum established

Reading of Minutes from 2003 annual meeting; motion to waive the reading; 2nd; waived by vote of attendees.

Nominations for 2005 Board accepted from the floor as follows:

Barry Gerth

Chrisje Cameron

Butch Dibble

Chip Wood

Mark Cook

Nominations closed and above individuals elected to Board by acclamation.

Financial Report presented by Treasurer Joe Walter; discussion of 2004 budget and clarification of irrigation and water/sewer expenses, administrative expenses and management fees.

Discussion 2005 budget, reserve amount for paving, dues increase. Paving vs. sealing the roads discussed, Butch Dibble to requests quotes and suggested time tables to assist in planning future expenses.

New Business

Entry Gate – line cut outside the subdivision, Verizon has repaired line. Microphone and speaker work done so communication should be clearer. Sterling contracted vendor to provide work at no charge to the Association.

Columns – damage from lawn service and kids climbing on columns. Repairs have been made and contractor will be coming to paint.

Entryway has been mulched and sprinkler heads repaired. Butch Dibble requested that any resident noticing damaged sprinkler heads to contact a Board member.

Tree in common area behind Bridgecreek Dr. downed by hurricane will be cleaned up by landscape company.

Resident Steve Adams suggested a mandatory call for volunteers be included in all meeting minutes and correspondence. Mr. Adams has volunteered to manage the website.

Resident Chip Wood raised a question regarding the use of common areas by residents for picnics, etc. and perhaps installation of picnic tables. Gail Knight of Sterling Management indicated that those areas are designated as "Reserve" areas and the community cannot place anything permanent in the areas.

Resident Barry Gerth asked about pond maintenance and the recent invasion of duckweed. Board members responded that after several phone calls to the aquatic maintenance company the retention pond was sprayed and the duckweed is now under control.

Meeting adjourned at 8:05pm

**Moss Creek HOA
Board Meeting Minutes
22 November 2004**

Call to Order at 8:10pm; quorum established

Board Members attending:

Butch Dibble	Kathryn Haley
Chrisje Cameron	Joe Walter
Gail knight – Sterling Management	

Board Member absent:

Tom Donegan

Nomination of Officers for 2005 Board:

President	Butch Dibble
Vice President	Mark Cook
Treasurer	Chrisje Cameron
Secretary	Barry Gerth
Director	Chip Wood

Motion to accept above slate of Officers; 2nd; motion passed

Review of information of other management companies delivered by Kathryn Haley on behalf of Mrs. Mizzoni. After discussion the Board agreed to retain the services of Sterling Management.

Meeting adjourned at 8:30pm