

**Moss Creek HOA Annual / Budget Meeting                      Wednesday, October 24, 2007**  
Meeting held at Riverview Civic Center

**Board Members in Attendance:**

Sandra Gorman – President  
Tyron Johnson - Treasurer  
David Driver – Vice President  
Jim Maloney – Director

**Board Members Absent:**

Christina Bowers – Secretary

Doug Pinner from McNeil Management was also in attendance.

**Call to Order:** Meeting was called to order by Sandra Gorman at 7:06 p.m.

**Verify Timely Notice:** Manager displayed affidavit of mailing as proof of proper meeting notice distributed at least 15 days in advance. Affidavit filed for audit.

**Verify Quorum:** A quorum was achieved with ten (10) lots represented in person and two (2) lots represented by proxy for a total of 12 lots.

**Approval of Minutes:** Minutes for previous annual meeting were not available.

**Treasurer's Report:** Financials were reviewed. Report filed for audit.

**Unfinished Business:** None

**New Business:**

- **Community Update** – Sandra Gorman provided a community update regarding changes that have taken place since 2006 annual meeting. She also described some of the projects currently underway.
- **Board Member Resignation** – Sandra Gorman moved to accept the resignation of Christina Bowers as Secretary of the Association. Second and motion carried.
- **Phone Entry Unit Proposal** – Board members discussed the proposal to extend the phone entry unit pedestal to provide easier access to drivers. The board would like to collect additional pricing/information before reaching a decision.
- **Landscaping** – Manager was asked to follow up with the landscaper (Prodigy) regarding trimming and cleanup around pond area near bridge, irrigation system timers due to high water bills, and the re-mulching of the entry area.
- **Pond Maintenance** – Manager was asked to follow up with pond maintenance contractor regarding homeowner complaints that monthly services are not being provided.
- **Solid Waste Collection** – Manager was asked to follow up with solid waste removal service regarding trash/debris being allowed to spill out of trucks in to roadways. Also, there are complaints that the trucks are leaking liquid which is staining the streets.
- **2008 Budget/Assessment** – The board discussed the 2008 budget/assessment. Jim Maloney moved to set the 2008 Annual Assessment at \$956/lot collected over quarterly payments of \$239/qtr/lot. David Driver second, motion carried unanimously.

- **Election of Directors** – The floor was opened to nominations. David Driver moved to accept current board members as nominees for re-election. Second and motion carried unanimously. Sandra Gorman nominated Matt Gorman. Second and motion carried unanimously. Hearing no other nominations, David Driver moved to close the floor to nominations. Second and motion carried unanimously. David Driver moved to affirm the five (5) candidates as the new board of directors. Sandra Gorman second and motion carried unanimously.

**Adjournment:** The meeting was adjourned at 8:45 p.m.

**Directors Meeting to Elect Officers:** The new board members met briefly to elect officers. The officers for 2007 – 2008 are as follows:

- David Driver – President
- Sandra Gorman – Vice President
- Tyron Johnson – Treasurer
- Matt Gorman – Secretary
- Jim Maloney - Director

**Adjournment:** The meeting adjourned at 9:00 p.m.