

Moss Creek HOA Annual/Budget Meeting _____ Wednesday, October 8, 2008
Meeting Held at Riverview Civic Center

Board Members in Attendance:

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

Doug Pinner and Pamela Pinner from McNeil Management were also in attendance.

Call to Order: Meeting was called to order by David Driver at 7:15 p.m.

Verify Quorum: a quorum was achieved with eleven (11) lots represented in person and five (5) lots represented by proxy for a total of 16 lots.

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. Meeting Notice sign also posted inside community at front gate entrance 15 days prior to meeting.

Reading of Minutes: Motion made to waive reading of minutes from last annual meeting in October, 2007. Motion was seconded and carried unanimously to waive reading of prior annual meeting's minutes and approved as presented.

Financial Reports: Financial reports were presented by Doug McNeil and discussed. Reports filed for audit. No report from Treasurer, Ty Johnson at this time.

Committee Updates: New website for Moss Creek HOA is MossCreekRiverivew.com. Changes that have taken place since 2007, i.e. installation of pavers at front gate area, etc. were discussed.

Architectural Review Committee in process of gathering and compiling exterior paint colors – ARC looking for volunteers to join.

Unfinished Business: None to really discuss.

New Business:

- Community Update: Front gate pavers – saving money in water since sprinkler system removed where pavers installed.
- 2009 Budget/Assessment – Reserve Study conducted revealed not enough in reserves at this time. David Driver referred to Moss Creek Reserve Funding Overview one sheet and discussed amount recommended to be put in reserves for

2009. Increase in dues needed for 2009 but how much – discussion – tough times for everyone to have increase imposed. Ty Johnson brought up possibly splitting up increase ½ for 2009 and ½ in first part of 2010. David Driver suggested reasonable amount for increase to be 10% over 2008.

Motion was made to take time out to the floor to open for discussion – motion seconded.

Suggestion made by resident to send out financials to residents to show what is being spent by HOA.

Sandra Gorman made motion to start posting Variance Report on website; David Driver seconded motion and carried unanimously.

Further discussion took place regarding management services fee, pond overgrowth – what can be done, parking rules on website.

After discussion, Jim Maloney made motion to approve 10% increase of present dues bringing amount per lot to \$262/quarter. David Driver second, motion carried unanimously.

- Election of Directors: The floor was opened to nominations. Jim Maloney, David Driver and Sandra Gorman expressed a desire to step down from the Board. Ty Johnson and Debbie Carter elected to stay on the Board. Nominations from the floor were Barry ?? Myron Peoples and Chrisje Mays. No other nominations were made, motion made to affirm the five (5) candidates as the new board of directors. David Driver seconded and motion carried unanimously.

New Board of Directors:

Ty Johnson
Debbie Carter
Barry
Myron Peoples
Chrisje Mays

Election of Officers to be held at next meeting scheduled for Wednesday, 12/17/08.

- Adjournment: The meeting was adjourned at 8:35pm.

