

Moss Creek HOA Board/Annual Member Meeting Tuesday, October 25, 2012  
Meeting Held at Riverview Civic Center

**ANNUAL MEMBER MEETING**

Call to Order: Annual member meeting was called to order by Lyle Allen at 7:15pm. Barry Gerth, Lyle Allen, Debbie Carter and Ty Johnson from Board were present. Chrisje Mays and Eric Anderson, residents were also present. Myron Peoples was not present. Kendra Gustafson and Gigi Holmes from McNeil Management were present. Gigi will be representing McNeil Management at Moss Creek HOA meetings in 2012 as Kendra is leaving McNeil Management.

- Verify Quorum: A quorum was achieved with six (6) lots represented in person and ten (10) lots represented by proxy for a total of sixteen (16) lots.
- Verify Timely Notice: Manager displayed affidavit of mailing dated October 6, 2011 as proof of proper meeting notice distributed at least 15 days in advance of meeting. Affidavit filed for audit. HOA Meeting Notice sign also posted inside community at front gate entrance at least 48 hours prior to meeting.
- Reading of Minutes: Chrisje Mays made motion to waive reading of minutes from last annual meeting on October 19, 2010. Motion was seconded by Lyle Allen and carried unanimously to waive reading of prior Board and annual meetings' minutes and approve them as presented.

Unfinished Business: None

New Business:

• Community Update:

1. Spring community garage sale took place in March.
2. Barry applied for HOA grant money for additional landscaping for front of community – grant money came through in April and planting of additional trees and shrubs took place in May. The entire front fence line is now fully planted.
3. Walkway (pedestrian) gate was corrected and reinforced by Danielle Fence and new lock installed.
4. Hole in entrance on Moss Island Drive repaired.
5. Paver issues resolved – left up to ARC to make final decisions on paver requests.
6. Changed landscape companies from Prodigy to Sharpescapes.

- Introduction of Candidates: floor open for nominations for 2012 Board members – Chrisje Mays and Eric Anderson expressed interest in being on Board – Debbie Carter and Myron Peoples stepping down from Board. Members confirmed by acclamation that the five (5) candidates Barry Gerth, Lyle Allen, Ty Johnson, Eric Anderson and Chrisje Mays would serve as the new Board of Directors for Moss Creek HOA in 2012.

- Adjournment: Ty Johnson made motion to adjourn and Barry seconded. Annual member meeting adjourned at 7:35pm.

- Directors Meeting to Elect Officers: short meeting held to elect officers for 2012 as follows:

Barry Gerth – Secretary  
Chrisje Mays – Vice President  
Lyle Allen - President  
Ty Johnson - Treasurer  
Eric Anderson – Director

A huge thanks to Kendra and the staff at McNeil Management for the outstanding job of managing our Moss Creek community. We appreciate all of your hard work. Good luck to Kendra and welcome Gigi.