

Minutes

1. **Order:** meeting called to order, 12-15-11, 7:03pm
2. **Board members** present: Andy Merritt, Nancy Coppock, Walter Kamphoefner, Mark Coppock

Others present:

3. **Minutes** from 11-10-11 accepted with the following changes: missing “Board members present”; expenses and income
4. **Agenda** accepted with the following changes: none

5. **Treasurer Report** delivered to Board by Kamphoefner:

Last balance, 11-10-11, \$ 19,726.36
New balance, 12-15-11, \$ 20,679.77

Major Expenses that occurred, 11-10-11 >> 12-15-11: BTU \$117.72

Major Income received, 11-10-11 >> 12-15-11: Holland \$1,083.34

6. **Officer and Block Reports:**

<u>Officer</u>	<u>Block Name</u>	<u>Activity</u>
N. Coppock	WW South	dogs continuously getting out of fenced yard of one residence; motorcycle dirt bike rider in park warned
Merritt	3771 N. Traditions	for sale

7. **Old Business** (Action Items):

- Overdue residents update: second letters sent; also, resident reports revealed that John Holland had incorrectly recorded a payment
- park irrigation leak fixed, then broke again. Tabled until Mike's report.
- Signs for Board meeting announcements: Andy will get 3 signs: Having to reorder the signs
- Minutes: will now email Minutes to Board within a week of the meeting for corrections/approvals/posting online

8. **New Business** (Action Items):

- Annual Meeting: 7:00pm Jan. 16 at Mary Branch Elementary. Will need minutes of Jan. 11 Annual Meeting for approval

Proxies: Andy will prepare and send to Board for review and approval. Mark will post on website when ready.

Deed Restrictions/Bylaws: many updates and corrections needed

Elections for Board: Andy will serve full term. Nancy will not seek another term. Mark will volunteer for another term as Secretary.

- Subordination Agreements: Andy clarified info with title company
- Resident request to pay half of due amount to keep their account in good standing. Tabled until Annual Meeting.

9. **Meetings:** next Board meeting: 6:00pm Jan. 16 at Mary Branch Elementary (before the Annual Meeting)

10. **Adjourn:** meeting adjourns 8:59pm