

HOLLANDS CROSSING
Annual Meeting
October 14, 2006 – 10 am
CC Jones Community Center, Apex

OPENING:

Jack Best, President of the Association opened the meeting at 10:10 am at which a quorum of 10% (34 owners) was present by proxies and in person.

The President introduced the Board of Directors and Kildaire Management Company and thanked them for their service to the Association.

The **Minutes** of the 2005 Annual Meeting were approved as read.

The Apex Fire Department gave a most informative presentation on Fire Safety. They stressed not storing anything flammable near a water heater or gas fireplace.

PRESIDENT'S REPORT:

Jack Best reported that this year's Board had stressed putting "neighbor" back in neighborhood and making Hollands Crossing the "Peak Association" in Apex. This was demonstrated in the outpouring of help for Keith Dixon and Karen Gould after their tragic house fire.

"Community Service Awards" were given to :

- Hali Spencer for her help in locking the large pool each night during the summer until the new entry lock system was in place
- Timothy Arthur for his help in designing the web site for the Association
- Robert Marshburn for installing the new pool magnetic key card locking system

He also thanked Laura Tomczak for continued outstanding service, as well as her social committee for all their work in planning social events for the association. A Halloween Walk for the youth will be added this fall. He also thanked all those who have helped with other clubs and activities. These are very important in the enjoyment of living in an association. Kerri Arthur started a program of swim lessons this summer that was very successful with 24 children taking part in this activity.

2006 Board Accomplishments

- Surplus of \$8,000 to \$10,000 need to verify at year end in 2006
- Long term partnerships with Kildaire Manage Company and American Pool at a cost savings of 25 %
- Three year contract with the CPA firm of Walker, Rodeniser, Norton and Welsh and completion of the 2004 and 2005 year audits
- Long term reserve planning
- Sealing of the pool parking lots

- Painting of pool buildings
- Landscape beautification
- Pool filtration system
- New pool security system
- Established Polices and Procedures Manual
- Declarant's rights from the Developer to the Association
- Assessment Collection Policy
- Covenant Enforcement Policy
- Updating of Pool Rules
- Issued Monthly Homeowners Association Newsletters
- Yahoo Chat Room
- Hot line to Board of directors
- 24X7 Response by Kildaire Management Company
- Bulletin Boards at Pools & Suggestion Box
- Established Website www.hollandscrossing.org
- Opened Board of Directors meetings to homeowners
- Conducted 2 Town Hall meetings re pool issues

FINANCIAL REPORT:

- Gene Tomczak gave the financial report and 2007 budget that is attached to the official copy of the minutes.
- The audit for 2004 and 2005 gave a clean opinion of the financials.
- \$4000 need to verify after year end will be put into reserves in 2006.

ELECTION OF DIRECTORS:

Kerri Arthur and Cris Shupp were nominated to three-year terms on the Board of Directors to fill those seats vacated by Kerri Arthur and Salem Shupp. Since there were no nominations from the floor Kerri and Chris were elected by a voice vote (note: Otto Dykstra voted naye)

HOMEOWNER CONCERNS:

- January is a difficult time for a yearly assessment
- Why is assessment equal per household rather by number of occupants or square footage?
- Saturday does not appear to be better than a week night for a meeting
- Number of rental homes?
- Will the pool continue to be main priority?
- Will there be a cap on reserve funds?
- Number of Delinquencies?
- Landscaping issues
- Cap on assessments for seniors?

ADJOURNMENT:

Meeting adjourned at 12:15 pm.