

TCC HOA Annual Meeting

December 15, 2011 6:00 pm

Minutes, by Leslie Champion

Participants: 63

Signature Staff: Property Manager Leslie Champion & Samantha Gwin, Regional Supervisor

TC HOA Board Members: Don Lickteig, Gayle Voyles, John McKelvey, Jo So

Don Lickteig, Bd. President, called the meeting to order at 6:15 pm.

Topics Discussed:

Don let everyone know that the resident sponsored amendment change did not receive the required votes to pass.

Don introduced the board members, noting that Gerald Clamors had resigned due to personal issues. Rochelle Mitz will replace him for the remainder of his term.

Don introduced the three candidates individually giving each the opportunity to address the community. The three candidates were Jennifer Breece, Michelle Buchanan, Chris Proctor and Jason Purinton.

Don read Chris Proctor's bio, as he wasn't at the meeting. Don asked if there were any nominations from the floor. There were none. Don explained how the voting process would work. Ballots were passed out to the residents in attendance. Once the voting was completed, the ballots were picked up and given to Gayle Voyles and Samantha Gwin to tabulate.

Manager's Report

Leslie explained that Signature does have a TCC Website that contains all the documents, minutes, and newsletters for residents to access easily. Residents are able to post comments, items for sale, and request reservations for the clubhouse. If anyone was interested and needed help to access the Website please contact Leslie in the office for help. If Leslie has your email all the info is sent that way, if not it is mailed. The concrete cracks and parking space painting must wait until the weather is above 40 degrees and dry otherwise they won't take. If you are leaving your unit vacant for any period of time don't turn the heat off, set it to 50 degrees and open the under sink cabinets for circulation. Epic will plow the streets, drives and sidewalks up to the door after 3" of snow. I think we have corrected the errors of last year. If you have any issues please let me know so I can take care of it sooner rather than later. There is ice melt at the clubhouse for your needs as well.

Sam Discussed the YTD financials and 2012 budget that were approved by the Board. As of November 30th the association was under the budgeted surplus by \$87,567 due to an overage in common water and painting of the buildings and carports. The associations accounts have the following balances: Reserve \$77,282, CD \$301,801.55 and Money Market \$1,043.13. Sam answered questions from homeowners as well.

Don After tabulating the votes it was advised that there were not enough votes to establish a quorum. The meeting was held open until Saturday 17th at 5:00 pm to establish a quorum.

On Saturday 17th at 5:00 pm the meeting was reconvened. Don Lickteig and Leslie Champion collected additional proxies and ballots and tabulated them. A quorum was established with 37.0051%. Jennifer Breece won with 34.5961%, Jason Purinton with 28.526%, Michelle Buchanan had 20.6556. Chris Proctor had 16.669%

Meeting adjourned at 6:30pm Saturday December 17, 2011