

ARBORS IMPROVEMENT ASSOCIATION

ANNUAL MEETING NOTES

SATURDAY, AUGUST 23, 2003

10:00 A.M.-12:00 P.M.

Coon Neck Baptist Church
2418 FM 1704, ELGIN, TEXAS

I Call to Order

II Verification of Quorum

III Proof of Notice by Certified Mail

IV Welcome by President, John Schnell

- Introduction of Directors and Management

V Review of Minutes from 2002

- Motion to approve minutes/seconded and passed

VI President's Report

- Reviewed activities over the past year
- Noted new policies passed
- Commented on active ACC and other Committees
- Thanked all those who attended meetings and joined committees

VII Committee Reports

- ACC reported on the approvals and activity from the year past. The committee is very active and reviews all incoming plans for new construction and additions or modifications to a home. They also review all deed restriction violations observed by management before violations are sent out to owners.
- Welcome Committee reported on its activity. In addition to helping new owners and new residents feel like a part of the community, the committee has social events during the year to bring the neighborhood closer. Refreshments are also provided through their efforts.
- Maintenance/Security worked hard this year on the common elements, water and sprinkler matters, signs and road and landscaping matters
- Communication Committee produces all the newsletters, worked on the web site and maintained park related reservations.
- Political Committee brought candidates to the attention of the community and helped inform Arbors about important ballot issues that effect taxes and quality of life in Elgin.

VIII Management Report

- Very active year with monthly meetings and some added special meetings
- Comments about deed restriction enforcement and new policies that help clarify
- Some owners were sued for dues or fines
- Reminder to direct calls to management office

IX Review Financial Information

Balance Sheet as of July 31,2003

- Cash on hand was \$30,715.00
- Dues Receivable was \$13,067.00
- Year to date actual expensed were running \$9,000.00 below budget

X Goals for 2003

- Increasing member attendance and participation
- Expanding committee membership and authority
- Road Determination

XI Ballot for Gated or Ungated

A ballot was put forth to the 119 members present at this meeting concerning the matter of a "Gated" or "UN-Gated" community. The issues were discussed by many members and a ballot was distributed indicating for or against keeping the neighborhood a gated community. The vote results were that the majority, by almost 2 to 1, favored keeping the gates and private roads. It was noted that funds will need to be allocated to maintaining both amenities over the years and may require an increase in dues or assessment in the future.

XII Election of Board

- The slate was introduced and floor nominations were taken
- The candidates were: John Schnell, Charlie McGuire, Joann Johnson, Robin Cooksey and Tom Henderson
- Candidates each spoke briefly
- Votes were cast by secret ballot

Results were: Tom Henderson, Charlie McGuire and John Schnell

XIII Homeowner Forum

- Members commented about liking their community and wanting to preserve it
- Future of entrance area and model home
- Lots still for sale and traffic from buyers
- For sale signs

Adjournment