

ARBORS IMPROVEMENT ASSOCIATION MEETING NOTES

SATURDAY, AUGUST 26, 2006

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

Fellowship Hall 216 W. Third Street,
Elgin, Texas 78621

I. Call to Order-President

IX Verification of Quorum-Management

X. Proof of Notice-Management

IV. President introduced Board and welcomed all owners to meeting

IX. Review of Minutes from 2005

Motion to approve minutes/seconded and passed.

X. 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

XI. Committee Reports

- **ACC - Karen Wilkerson** 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-Anita Schnell** 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-John Redmon** worked hard this year on the common elements, gates, parks, sprinklers and roads. Mowing the easement will continue unless they are already mowed by the owner.
- **Newsletter Committee-Joann Johnson** produces all the newsletters and coordinated articles, photos and layout of the quarterly newsletters.
- **Community Awareness-Tom Henderson** monitored community and was involved in the political issues that affect Arbors residents and reported to the board and community.

XII. Management Report

- Very active year with monthly meetings, deed restrictions enforcement and owner plan submissions.
- Comments were made about deed restriction enforcement and compliance.
- Some owners were sued for dues or fines
- Very proud of the community and the association

VIII. Review Financial Information- Balance Sheet as of July 31, 2004

- Net Income was \$37,115.49
- Dues Receivable were \$5,877.15
- Year to date actual expensed were running about \$6,000.00 above budget due to gate work, however income was also \$11,808 above budget from insurance proceeds.

IX. Goals for 2007

- Board goal was to maximize homeowner attendance at regular Board meetings and to expand committee membership and involvement.

X. Election of Board

- The slate was introduced and floor nominations were opened.
- The candidates were: Dan Mowrey, Tom Henderson and Kathy Kuligowski.
- Candidates each spoke briefly
- Votes were cast by secret ballot
- Results were: Tom Henderson and Dan Mowrey were elected for 2 year terms

XI. Homeowner Forum

- Owners want to get rid of certified mail requirements for annual meetings
- Lots are still for sale and traffic from buyers is good
- Owners appreciate the work of the committee members, board and management

XII. Adjournment