

**Woods of Wimbledon Homeowner Association
Minutes of Annual Meeting
November 30, 2004**

In Attendance

The Meeting was called to order at the Kroger Center, Champion Forest Drive and Cypresswood at 7:30 p.m. The following Board members were present: George Clifton, Charles Tovey, Neil Backes, Bill Hearn, Jeff Bosh, Tom Devine, and Chris Burns. Neil Backes was absent.

Old Business

Minutes from Previous Meeting

- Meeting minutes from the prior annual meeting were not read.

General Matters

- George Clifton opened the meeting with a summary of accomplishments of the Board for the year including publishing the Directory, removing vines from the wall, upgrading the landscaping, re-establishing the block representative system; enforcing deed restrictions without Chaparral; establishing the website and other matters.
- Holly Hearn gave a summary of the deed restriction enforcement. 115 postcards were sent out to violators and everyone complied without further action.

New Business

Treasurer's Report

- Bill Hearn summarized the collections and expenditures for the year. He reviewed the proposed budget, including capital expenditures for the wall.

General Discussion

- Mike George stated that the Board was legally required to contribute each year to the capital fund for the wall and that the other capital fund was set up for hurricane cleanup and was never supposed to be less than \$10,000. That fund is now at \$7,500.
- Barry King also demanded that funds be contributed to the wall capital fund, even if it meant an increase in due.
- Mike George stated that the original requirement was for an annual contribution of \$897 and that he would research the old minutes to establish exactly what was required.
- George Clifton maintained that there was no legal requirement for the Board to contribute to either fund and that each annual budget could be set independently from whatever any previous Board had approved unless the Bylaws had been amended to require the contribution. In any event, Clifton said that he did not think there was support by the subdivision for an increase in dues but that the residents could be polled in 2005.
- A resident stated that the signs at the intersection of Marblegate and Benfer was very mildewed and needed to be cleaned. Another resident pointed out that the paving stones at the entrance on Strack were also mildewed and needed to be power washed.

Election of Officers

- George Clifton called for nominations for officers or directors from the floor and there being none, called for the election of same. After a count of the ballots and proxies, the following persons were elected to serve for a one year term:

Directors:

George Clifton
Neil Backes
Chris Burns
Bill Hearn
Tom Devine
Jeff Bosh
Bill Addington
Dian Gilmore

Officers:

President	George Clifton
Vice President	Chris Burns
Secretary	Neil Backes
Treasurer	Bill Hearn

Approval of Budget

George Clifton called for the approval of the budget and after counting the proxies and ballots the budget attached hereto as Attachment A was approved.

Adjournment

The meeting adjourned at 8:50pm