



Call to Order – President Bernie Mieloch called the meeting to order at 7:10 p.m.

Roll Call – Attending in person were Ron Redder, Unit 101; Randy Sumner, Unit 102; Adrian Anderson, Unit 106; Shama Price, Unit 107; Dawn Wellington, Unit 109; Art Andersen, Unit 110; Sara Ballon, Unit 111; Paul Hennessey, Unit 112; Grayson Harcourt, Unit 113, Sharon Kyle-Kuhn, Unit 117; Nyla Lengacher, Unit 118; Bernie Mieloch, Unit 120; Laura Smith, Unit 124; Susan Matzek, Unit 201; Chad Winkleman, Unit 202; Jessica Nelson, Unit 205; Margaret Jenna, Unit 207; Jared Jordan, Unit 209; Carsten Paulsen, Unit 211; Martin Bevins, Unit 214; Lynn Stewart, Unit 216; and Ted Hatfield, Unit 219. Represented by proxy: Units 103, 104, 105, 108, 119, 123, 203, 212, 213, 215 and 218. By invitation was Lisa Spearman with Property Management of Texas. With 68.5106 of owners represented in person or proxy a quorum was established and the association proceeded to conduct business.

Proof of Notice – Manager Spearman presented Proof of Notice of the Annual Meeting which was mailed to all owners in accordance with the bylaws. Laura Smith informed management she never received her meeting packet.

Reading of Minutes – Randy Sumner made a motion to approve the minutes of the Annual Meeting held in 2005 which was seconded by Shama Price. With all in favor the motion carried and the minutes were approved.

Reports of Officers – President Bernie Mieloch recapped many of the business items accomplished in 2006. There was a new entry sign for the property and the landscape improved around the sign and in the entrance area. Two stairway failures occurred and were repaired. The trees are scheduled to be trimmed and the gutters cleaned. Options for organic pest control are being explored. The siding replacement project will happen over the next 3-5 years. The settling of the foundation near Units 120 and 121 will be monitored. We have reduced the price of the pool service. The trash service is to change in January with a 50% savings to the community. Carsten Paulsen gave the Treasurer's Report. Year-to-date the Association has been able to contribute \$2,400 to the reserves and it is anticipated that additional contributions will be made before year end. The monthly dues will increase by 5% for each unit effective January 1, 2007.

Election of Directors – There were four slots open for the Board of Directors. Randal Sumner's and Carsten Paulsen's two year terms were up. Dawn Wellington and Shama Price replaced Paul Greissemer and Jason Sparks and were up for one year terms. Bernie Mieloch's term will expire in 2007. All Directors were applauded for their performance and thanked for their service to the community. Dawn Wellington, Shama Price, Laura Smith and Ted Hatfield all expressed interest in running for the Board of Directors. Ron Redder made a motion to nominate the slate which was seconded by Carsten Paulsen. With all in favor the motion carried and all four nominees were elected by acclamation.

Unfinished Business – There was no unfinished business.

New Business – Lynn Stewart had questions about the choice of Banana Plants in the courtyard and recommended replacing them as she stated they harbor cock roaches and other pests. Ms. Stewart also informed members of a snail problem after it rains near her unit. Ted Hatfield had questions about recycling. Ron Redder informed him the Brentwood School on Arroyo Seco has large bins for recycled materials. Ted Hatfield questioned when the parking lot will be resurfaced and was informed it was not planned at this time. However, management will obtain a cost to fill the potholes in the parking lot. Bernie Mieloch offered to fix the fence where pickets were missing. There was discussion on the recent car break ins. Members were informed to leave nothing of value in their car, including loose change.

Approve 2007 Operating Budget – Members reviewed the proposed operating budget for 2007 with the 5% increase in dues. Ron Redder made a motion to approve the proposed operating budget which was seconded by Ted Hatfield. With all in favor, the motion carried and the budget was approved.

Adjournment – Ted Hatfield made a motion to adjourn which was seconded by Randy Sumner. With all in favor the motion carried and the meeting was adjourned at 7:45 p.m.