

Tuscan Ridge Master Homeowners Association, Inc.

Special Board Meeting for Election of Officers
December 19, 2008 – 7:30 p.m.
Held at 124 Dolcetto Drive

MINUTES

Agenda:

- I. Establish Quorum
- II. Call to Order
- III. Election of Officers
 - A. President
 - B. Vice President
 - C. Treasurer
 - D. Secretary
- IV. Update from Attorney Andy Reed via email communication (pro bono)
- V. Committees for 2009
- VI. Comments from attendees
- VII. Closing

PRESENT:

Board members: Michele Joseph, Kimberly D. Davis-Carter, Billy Halliday;

Board members absent: Jan Yunker, Roger Wood

Other attendees: Robert Leslie, Clarine Leslie (via tele-conference)

Proceedings:

I. Establish Quorum: A quorum was established with three Directors present.

II. Call to Order:

After establishment of a quorum, 2008 VP, Michele Joseph, called the meeting to order at 7:33 p.m.

III. Election of Officers:

- Kim Carter nominated Michele Joseph for President, seconded by Billy Halliday. She accepted the nomination, and was elected by unanimous vote.
- Michele Joseph nominated Kim Carter for Vice President, seconded by Billy Halliday. She accepted the nomination, and was elected by unanimous vote.
- Michele Joseph nominated Billy Halliday for Treasurer, seconded by Kim Carter. He accepted the nomination, and was elected by unanimous vote.
- Michele Joseph nominated Clarine Leslie for Secretary, seconded by Kim Carter. She accepted the nomination, and was elected by unanimous vote.

The Board officers are:

Michele Joseph, President
Kim Carter, Vice President
Billy Halliday, Treasurer
Clarine Leslie, Secretary

IV. Other business:

- Email from Attorney Andy Reed, who had done pro bono work to bring the board up to speed. There is a \$2000 retainer that has been paid to him for work going forward. He has sent a list of the liens currently in process. Some are in foreclosure, and he will continue to pursue those. Some are just now being placed. This board will not take these liens lightly, there are currently 23. It is no longer a matter of "if" we receive the money from these, but "when." The cost for each lien is \$160 per hour, and the charge is a one-hour rate per collection. Attorney Reed will settle as many of these liens as possible electronically. He will ask individuals to wire the money to his account, he will charge them a fee for his bank to receive and then be able to forward a check to us. He is willing to facilitate a workshop for the board so that we can learn how to renew liens ourselves, and that will reduce our costs even more. Our goal is to reduce expenses and focus on landscaping and areas needing the board's attention.

-A copy of these minutes will be forwarded to Attorney Reed, so that he is aware of whom he is able to contact as officers, and who will be contacting him. Please copy other officers on any questions you ask with Attorney Reed, so that we are all aware of pending issues.

V. Committees for 2009

-Nominating Committee will be set up for next annual meeting, researching candidates, so that a ballot with nominees can be sent out with a short bio of each nominee. The board can also utilize the website in advance of the annual meeting. The bulk of this committee's work would be in October/November in preparation for the annual meeting.

-Landscape Committee needs to be revitalized and reinstated.

-Christmas Decorations Committee will be established so that we can be proud of our community and its holiday spirit.

-Budget Committee, headed by Treasurer, Bill Halliday. The work of this committee will begin in earnest at the end of summer into the fall.

Each committee should have three or four people on it with a board member as liaison. Each committee will report to the board at each meeting.

VI. Comments from attendees:

Robert Leslie expressed gratitude and optimism for a new year with this board and new organization. The communication that has been initiated with homeowners thus far is a very positive thing and will reap good will.

Billy Halliday expressed that he is anxious to see what this board can accomplish and bring the community up to its full potential. He has already arranged for someone to look at the entrance lighting for improvements, and the plantings, etc.

Michele Joseph commented that this board would be pursuing alternatives that could lead to a more economical and more environmentally-friendly operation ... going green!

Billy raised the issue of cameras for the Master Association, and it was discussed that these would only be useful to perhaps track traffic into the community to identify a stranger when a break-in has occurred. Someone had raised the issue about Christmas decorations being stolen, but there are ways we can hinder that without going to cameras.

VII. Closing:

As a final statement to close the meeting, Michele Joseph expressed great hope and great optimism for the board and for the homeowners. She hopes this board will bridge the gap that has occurred over the past several months and years. Going forward, the things that have happened in the past need to stay in the past. There is nothing that can be done about 2007 or 2008 as we are going into 2009. All we can do is learn from the mistakes of the past. She reiterated her commitment that, whether you are here one day a year, or two weeks, or a month, or if you live here all the time, this community of Tuscan Ridge is your home. You should have pride in where you live and you should be able to look out as you enter and be proud of what you see. That is the goal of this board to make Tuscan Ridge what we all know it can be and the reason why we chose to live here in the first place. We can make this community that vision again

· **Meeting adjourned at 8:04 p.m. by President, Michele Joseph**

· **Minutes respectfully submitted by Secretary, Clarine Leslie**

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