



RHODO MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION

Annual Regular Homeowners Association Meeting

12/13/2008

Board of Directors: Anthony Price, George Erath, Colette Hennessey

In Attendance: Anthony & Karin Price (27, 29 & 30), Colette Hennessey (10), Eric Bischoff (28), Tom Gilbert & George Acesio (17 & 23), George Erath (301), Brenda and Stephen DeBellis (20), Jim, Bill & Byrne Erb (19), Ken Schumacher (26), Tom and Johanne Sikorski (43), Arlene and John Portello (31-34)

Meeting Minutes

Meeting was called to order.

Motion to not read last year's notes was given and accepted.

Motion to accept Treasurer's Report was given and accepted.

Question was raised regarding how many lots were outstanding on dues to which Anthony & Colette replied.

Question was raised to Greg (attorney) regarding the process for putting a lien on a lot when dues are unpaid to which Greg replied.

Vote for Board Members: at the initial turnover of the association from the developer it was agreed that the initial term for all the elected board members be 1 yr instead of the 3-2-1yr terms declared. Board elections were held for new/re-elected officers. 20 ballots were submitted; President (3yr): Anthony Price, Vice President (2yr): George Erath, Secretary/Treasurer (1yr): Colette Hennessey.

For the record, Colette certified that she had received the ballots for the board vote.

Bylaw amendments proposed:

Movement of Annual Mtg to spring/summer. Meeting at PVW Club House is very cold and there is a probability of inclement weather in December. Would like to have the meeting in warmer weather when it could possibly be combined into some sort of social gathering.

Change of Financial Year to July 1 – June 30 fiscal year instead of calendar year. This allows snow removal bills to have been accumulated for the winter season so that budgeting for the new fiscal year can be more accurately estimated. It also follows more closely with the collection of dues in August/September so that money is available for the winter season road maintenance.

Ballots were passed out and collected. Once again Colette certified that she had received the ballots for the amendments – both amendments passed with 25 'yes' votes.

A question was raised regarding the terms for board members since the annual association meeting has now been changed. Term ends should more closely correspond with annual meeting. It was discussed and agreed that Anthony, George & Colette would continue until the spring/summer meeting at which time a new vote may be performed.

Meeting progressed into an open discussion regarding:

Roads maintenance/paving – This was just an initial introduction of the options available for road maintenance; leave as is, stone, tar & chip or pave, combination of any of these (ie; leave West & Trillium as gravel and pave or tar/chip only Tupelo since that is the major issue). Consensus was that until we know what's going to happen with the large 240+/- acre parcel that Jan is trying to sell it doesn't make sense for us to spend money on paving. There are pros/cons to all options; gravel is worn away by rain & snow melt and is dusty, stone would be scraped away by snow plow, tar&chip is more economical but requires upkeep every few years, paving would allow for better snow/ice melt but can also be more slippery. There were also a few who expressed their preference aesthetically for the gravel roads.

Discussed beginning to build a reserve for future maintenance of Tupelo (whether that's improved drainage, tar/chip or paving).

Greg explained that an updated declarations document would be coming out. Everyone is required to review and mail back their "Irrevocable Consent". A two thirds positive response is required for the new declarations to be accepted.

Meeting adjourned at approximately 12:30 pm.