

Minutes of the
Villages at Crockett Ridge Annual Meeting
Wednesday, November 18, 2009

Meeting was called to order at 7:00 p.m. at 1120 Woodlands Creek Way (home of Mia and JoJo Cortez).

Attendance

- Board Members: Bill Kivett - President
Joe Cortez
Gerry Hintermeister
Cheryl Bloom
- Property Manager: Dave Robbins
- Homeowners:
1. Patricia Bozdeck - 1103 Woodlands Creek Way (WCW)
 2. Walter Cabrera - 1010 WCW
 3. Cheryl Bloom - 1000 Edinburgh Downs Lane (EDL)
 4. Gerald Hintermeister - 1008 EDL
 5. Bill Kivett - 1200 WCW
 6. Roberto & Aileen Balan - 1204 WCW
 7. Marie Sacco - 1012 EDL
 8. Kathleen Harris - 1009 EDL
 9. Robert Reid - 1129 WCW
 10. Jerry Naylor - 1128 WCW
 11. Joanne Delarosa - 1202 WCW
 12. Jojo & Mia Cortez - 1120 WCW
 13. Shaydee Rivera - 1003 Copper Ridge Ct (CDC)
 14. Naushit Sakarvadia - 1208 WCW
 15. Ravi Tetala - 1201 WCW
 16. David Zlotchenko - 1121 WCW
 17. Srinivas Kondadaneni - 1127 WCW
 18. Brad Kennedy - 1006 WCW
 19. Brad Connor - 1009 WCW

There were enough homeowners in attendance to satisfy a quorum.

President's Report

- Discussed terms of Board members. The only Board member up for term renewal is Bill Kivett
- This is our second year using Grandchester Meadows
 - Significant savings
 - Great job on grounds maintenance

Property Manager's Report

- Regarding entrance area, concern on right side – private easement wall
- Discussion on protected areas. Question from homeowners: Who maintains these areas (i.e., cleaning up debris, trash)?
- Homeowners should call Dave Robbins before doing anything with property to find out whether or not an application needs to be submitted

- Applications need to be signed by neighbors to acknowledge awareness of any project(s).
- Discussion of financials
 - There is one property that is in foreclosure
 - There is one property that is in bankruptcy
 - We are under budget for 2009
 - We changed grounds contractor. Current contractor costs less and is local.
 - Not much was spent from grounds improvement aspect
 - There is some money left in the budget for some replacements if necessary (i.e., signs, irrigation, lights, BMP expenses)

Other Topics Discussed

How often is the land around the big pond maintained? Supposed to be once a month. David Robbins will make sure the new contractor is aware of the frequency.

Is there a group e-mail address? Something will be set up – completely voluntary.

Can a notice be sent out to homeowners about cleaning up after their dogs when they are walked in the neighborhood?

An open general Board position was offered to homeowners with no one accepting. Bill Kivitt was nominated and accepted the nomination. A vote was taken and the homeowners voted Bill Kivitt in for another term on the Board.

Homeowner asked about getting funds to do landscaping for a sitting area in common area of development. Shaydee Rivera volunteered to work on this project, (i.e., getting estimates, etc.)

Does the Board ever get crime reports? No, but if they get notice from a homeowner about a crime in the area, they will send out the information to other homeowners.

There was some discussion on public access to the pond (i.e., feasibility of a walking path.)

Meeting adjourned at 7:50 p.m.

Submitted by: Cheryl Bloom, Board Member

After meeting discussions:

Dave,

After the meeting adjourned, a few homeowners mentioned that they forgot to bring up the fact that they would like more lead time from when dues statements are received and when they are due to be paid. They thought that the time was too short (two weeks?).

Also, please mention in our newsletter to homeowners that they are asked to please keep their children from playing on the lawns of homeowners whose property is near school bus stops.