

Owners voting: owners of 88 homes (55 in person, 33 by proxy)

In person:

Alexander, Dot	Daniels, Fonda	Klebbe, Fiore	Schwalb, Bob
Arold, Dottie	Dellinger, Gayle &	Kluckman, Rog &	Sen, John
Auerbach, Mark	Ron	Emma	Smith, Franklin
Ball, Ann	Fairchild, Jeanette	Kozej, Lori	Spurling, Debbie
Billings, Anita	Ford, Helen	Lapinsky, Dianne	Sullivan, Joan
Borst, Duane	Gehrer, Robert &	Lay, Anne	Thomas, David
Bowen, Mary	Mary Ellen	Long, Joan	Timberlake, Jack &
Bradley, Ann	Gilman, Audrey	Mazza, Peter	Susan
Bray, Audrey &	Gladen, Beth	Menasian, Bob	Totten, Margo
Walter	Hauser, John	Messner, Hilda	Tricas, Barbara
Brinkley, Nita	High, Earl	Miller, Betty	Turner, Joan
Camp, Carolyn	Hoffman, Tom &	Mochrie, RD &	Vaughn, Carol & Bob
Carter, Chester	Priscilla	Helene	Weinraub, Donna
Cassimatis, Alice	Hoover, Mary Ann	Morrison, Margaret	Wolberg, M
Cinoman, Richard	Horne, Walter B	Patton, Joyce	
Collins, David	Jackson, Joan	Scales, Elizabeth	

By proxy:

Anderson, Mary Lee	Hancock, John	Nadel, Rhoda	Spencer, Jerrall
Baucom, Bill	Hostetter, Norman	Parker, Larry	Tippett, Bessie
Blackley, G	Kelly, Ed	Phillippi, Margaret	Vanderhoof, Catherine
Blackley, Helen P	McAlister, Dorothy	Ping, Betty	T
Brodsky, Eva	McKinney, James	Pugliese, William	Vanderlugt, Marilyn
Cassidy, David	Messler, Bill	Questell, Pat	Viteritti, Janice
Cooper, Jennifer	Moody, Paul	Reilly, Eleanor	Walsh, Kay
Dewell, Gene	Morrison, David	Rosenberg, Pearl	
Griffin, William	Murphy, Tom	Sexton, Glenn	

Grandchester Meadows personnel present: David Robbins, Kalyn Bynum

Merrill Jackson opened the meeting at 7:00 pm.

The minutes of the 3 November 2009 homeowners meeting were approved.

One new resident and the Grandchester Meadows representatives were introduced.

Elections: Each board candidate (Fonda Daniels, Ron Dellinger, Joyce Patton, Bob Vaughn) was introduced and made a brief statement. Voting then took place and ballots were collected.

Committee reports:

Architecture: Merrill Jackson reported. This committee needs a chair.

Book Club: Beth Gladen reported. Book titles and meeting dates are posted on the bulletin board.

All are welcome.

Bridge: Dewey Borst reported. New members welcome, Friday afternoons.

Dominoes: Mary Ellen Gehrer reported. All are welcome, Friday afternoons and Monday evenings.

Circulation: Audrey Gilman reported. No problems, smooth operation.

Coffee hour: Helene Mochrie reported. All are welcome, next coffee is Thursday morning.

Finance: John Hauser reported. He discussed the report that was distributed (attached).

Exercise: Mary Ellen Gehrer reported. Currently 3 afternoons a week. When pool opens, 5 afternoons, sometimes in pool, sometimes indoors. All are welcome.

Landscape: Bob Menasian reported. Any landscape requests should be filed electronically or on forms available in the clubhouse. Committee is advisory to board, so disagreements with committee decisions are sent to board.

Library: Carolyn Camp reported. She explained the operation of the library, thanked owners for donations, and welcomed all to use the materials. About 500 books were used last year.

Newsletter: Merrill Jackson reported. Contact editor Pearl Rosenberg with article ideas.

Pool and Clubhouse: Bob Gehrer reported. Last year, expenses were under budget. This year, the inside of the pool will be painted and new patio furniture will be purchased. Additional volunteers to close the clubhouse each evening would be welcome.

Social: Gayle Dellinger reported. She reviewed both past and upcoming events and asked for feedback and ideas.

Sunshine: Hilda Messner reported. Please let the committee know if your neighbors are ill, or have deaths in the family, so cards can be sent.

Board report: Merrill noted that there was no dues increase this year. He also noted that the board got the town to place stop signs on the business driveways on Baines to help us get in and out.

Property manager report: Stricter enforcement of architectural guidelines will be done soon.

Election results: Fonda Daniels and Ron Dellinger were elected to fill the two board vacancies.

Homeowner input:

In answer to a query about the Clyde Bank sign that needs replacing, David Robbins said they are searching for a vendor who can match the other street signs.

A request that snow removal be done on the second day rather than the third day was referred to the board.

A motion was made that, for future elections, a nominating committee be formed, that proxy forms include the names that have been nominated at the time the proxies are mailed, that proxy forms include a line allowing the owner to abstain, and that proxies be turned directly over to whoever is counting the ballots. The motion was amended to include setting up a candidate's night prior to the election to allow owners to meet those who are running for the board. This amended motion passed without opposition.

It is almost termite swarming season, and owners are urged to be on the alert for them.

The meeting was adjourned at 7:50 pm.

Respectfully submitted, Beth Gladen

Attachments: meeting invitation, agenda, finance report, attendees

Troon at Kildaire Annual Meeting Notice

February 8, 2010

YOU ARE INVITED...

To attend the Annual Meeting of the Troon at Kildaire CA for 2010 on **Tuesday, March 9, 2010 starting at 7:00 pm**. The meeting will be hosted at **Kirk of Kildaire Presbyterian Church**. The agenda is included with this notice. There will be two open positions on the Board of Directors. Nominations for these positions will be voted on by the membership at the meeting.

If you will not be able to attend, the Board would appreciate your proxy to help satisfy the quorum requirement. The proxy form is included with this mailing and should be returned to the address below:

Troon at Kildaire CA
PO Box 37038
Raleigh, NC 27627

We hope to see all of you on 9th!

Troon at Kildaire CA
Board of Directors

**** Proxy ****

I/We as members of the Troon at Kildaire Community Association, Inc., at

_____ (Troon at Kildaire CA Residence) here by
authorize: (please stipulate) _____, or any
Board Member to vote on my/our behalf as fully as if I/we were present at the annual meeting on
March 9, 2010.

Member Signature: _____ Date: _____

TROON HOMEOWNERS
ASSOCIATION MEETING

TUESDAY, MARCH 9, 2010 7:00 P.M.

KIRK OF KILDAIRE PRESBYTERIAN CHURCH

Agenda

Approval of Minutes of last HOA Meeting (11-3-09)

Election of Board of Directors (two positions)

Committee Reports

Board of Directors Report

Property Manager Report

Election results

Homeowners Input

Adjournment

Refreshments

Troon at Kildaire CA
Balance Sheet as of December 31, 2009

ASSETS

Current Assets

Checking/Savings

Smith Barney Reserve Assets

Smith Barney Cash Funds 17,697.04

Smith Barney Investments 499,857.42

Total Smith Barney Reserve Assets 517,554.46

Sun Trust Operating Account 17,354.88

Total Checking/Savings 534,909.34

Total Current Assets 534,909.34

TOTAL ASSETS 534,909.34

LIABILITIES & EQUITY

Equity

Checking/Savings

Smith Barney Reserve Assets

Smith Barney Cash Funds 17,697.04

Smith Barney Investments 499,857.42

Total Smith Barney Reserve Assets 517,554.46

Sun Trust Operating Account 17,354.88

Total Checking/Savings 534,909.34

Total Equity 534,909.34

TOTAL LIABILITIES & EQUITY 534,909.34

Troon at Kildaire Community Association
Annual Income Report for January through December 2009

	Actuals	2009	2010
	Jan - Dec 09	Annual Budget	Annual Budget
Income			
Clubhouse Rentals	525.00	750.00	600.00
Home Owner Assessments			
2008 Assessments	1,411.00		
2009 Assessments	287,199.00	293,148.00	
2010 Assessments	8,881.00		293,148.00
Note 1: \$4,320 of 09 pre-paid in 08			
Note 2: \$1,629 of 09 delinquent			
Note 3: \$470 of 09 late/ legal due			
Miscellaneous Income	50.00	0.00	0.00
Owner Late/ Legal Fees	695.00	100.00	100.00
Reserve Interest	14,946.11		
Termite Reserve Transfer	4,975.00		
Working Capital Income	1,366.00	0.00	0.00
Total Income	320,048.11	293,998.00	293,848.00
Expense			
Capital Contribution			
Capital Reserve Contribution	84,000.00	84,000.00	90,000.00
Capital Res. Int. Contribution	14,946.11	0.00	0.00
Termite Capital Reserve	8,975.00	4,000.00	6,000.00
Working Capital Contributions	0.00	0.00	0.00
Total Capital Contribution	107,921.11	88,000.00	96,000.00
Grounds			
Grounds Contract	69,492.27	72,000.00	67,225.00
Grounds Improvements	1,423.69	4,000.00	6,750.00
Grounds Maintenance Projects	4,766.57	4,000.00	2,000.00
Irrigation Repairs	2,738.57	1,000.00	2,000.00
Pond Management	3,657.40	3,276.00	3,600.00
Pond Walking Path Maintenance	4,985.00	4,800.00	2,000.00
Sand Filter (Irrigation)	0.00	1,800.00	0.00
Total Grounds	87,063.50	90,876.00	83,575.00
Insurance & taxes			
Insurance Policy	26,641.42	28,000.00	26,000.00
Taxes	4,980.00	3,000.00	4,000.00
Total Insurance & taxes	31,621.42	31,000.00	30,000.00
Maintenance			
General Maintenance	4,933.31	5,000.00	6,000.00
Gutter Maintenance	3,462.00	2,300.00	3,500.00
Roof Maintenance	3,177.95	5,000.00	3,000.00
Total Maintenance	11,573.26	12,300.00	12,500.00

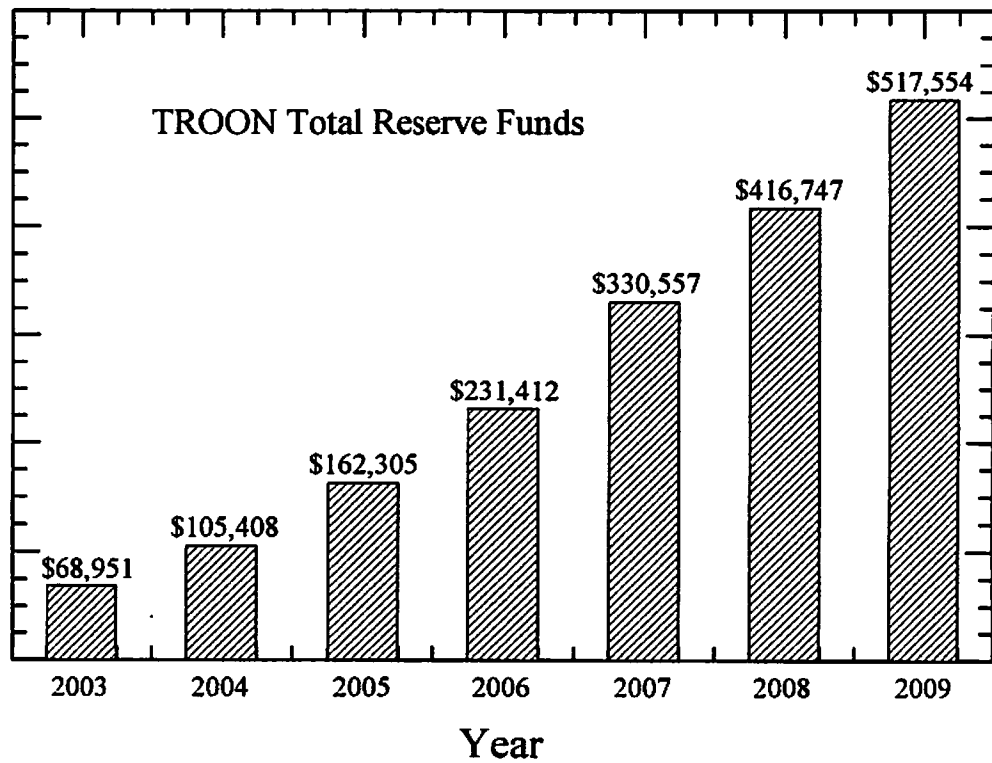
Troon at Kildaire Community Association
Annual Income Report for January through December 2009

	Actuals	2009	2010
	Jan - Dec 09	Annual Budget	Annual Budget
Miscellaneous			
Bank Fees	117.23	60.00	60.00
Board Expenses	127.62	300.00	300.00
Contingency/Snow/Trees	0.00	4,000.00	6,000.00
Copies/ Filings	468.80	250.00	350.00
Social Committee	376.64	500.00	500.00
Street Maintenance/ Repair	10,588.00	0.00	0.00
Sunshine Committee	21.80	40.00	50.00
Miscellaneous - Other	0.00		
Total Miscellaneous	11,700.09	5,150.00	7,260.00
Professional Fees			
Audit (Accounting)	2,500.00	2,800.00	2,800.00
Legal & Consulting	1,115.00	2,400.00	2,000.00
Management Contract	21,216.00	21,616.00	22,500.00
Total Professional Fees	24,831.00	26,816.00	27,300.00
Recreation			
Clubhouse Cleaning	3,589.50	4,950.00	4,865.00
Furniture & Equipment	702.42	1,350.00	1,000.00
Maint./Repair/Supplies	3,710.23	3,600.00	3,425.00
Pool Maintenance Contract	6,975.00	7,840.00	7,300.00
Sealing Pool Deck	0.00	0.00	0.00
Total Recreation	14,977.15	17,740.00	16,590.00
Utilities			
Clubhouse Cable	706.44	750.00	850.00
Electric	16,882.56	18,000.00	16,500.00
Natural Gas	1,200.56	1,900.00	1,900.00
Pool Telephone	599.40	600.00	600.00
Water	475.00	650.00	500.00
Total Utilities	19,863.96	21,900.00	20,350.00
Total Expense	309,551.49	293,782.00	293,575.00
Net Income	10,496.62	216.00	273.00
Less '08 & '10 dues collected \$10,292:	\$ 204.62	\$ 216.00	n/a
Plus '09 dues collected in '08 \$4,320	\$ 4,524.62	\$ 216.00	n/a

SUMMARY OF TROON RESERVE FUND ACTIVITY

For Year Ended December 31, 2009

RESERVES	CAPITAL RESERVE	WORKING CAPITAL	TERMITE	TOTAL
Balance January 1, 2009	\$392,587	\$18,160	\$6,000	\$416,747
Deposits	89,470	1,366	4,000	94,836
Interest earned	14,946			14,946
Withdrawals			(8,975)	(8,975)
Balance 12/31/2009	\$497,003	\$19,526	\$1,025	\$517,554



Comments on 2009 Annual Income Report

The following comments may help in understanding the 2009 Annual Income Report:

1. Included as income is \$14,946.11 in interest earned during 2009 on Reserve Funds. This amount is also shown as a matching expense contribution to the Capital Reserve as the interest becomes part of the Capital Reserve.
2. For 2009 a budget contribution of \$4,000 was made to the Termite Reserve fund. However, the actual expenses for repairing termite damage were \$8,975. The additional \$4,975 was taken from the accumulated Termite Reserve fund, leaving \$1,025 in the Termite Reserve fund at the end of 2009. The 2010 budget contains a contribution of \$6,000 to the Termite Reserve fund.
3. The total income for 2009 is slightly complicated by the following two facts: (a) some of the income in 2009 was home owner dues for 2010 that were prepaid in 2009. In a similar manner, some of the 2009 home owner dues were prepaid near the end of 2008. (b) some of the income in 2009 was delinquent dues and fees from 2008 home owner dues. Also some of the 2009 homeowner dues remained uncollected at the end of 2009.
4. To properly compare the 2009 budgeted expenses with the 2009 actual expenses, the 2009 income needs to be adjusted for the difference in prepaid homeowner dues from 2008 and 2010. This adjustment is made on the Annual Income Report on the very last entry of the Actual 2009 expenses column. This shows that the actual 2009 expenses were \$4,524.62 less than the 2009 budget. This excess will go into the capital reserve.
5. The 2010 budget remains at the same total level of \$293,575 as the 2009 budget with the same home owner dues.

BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE 3/9/10

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
X	1	Sexton	Ellen	1117 Thistle Briar			X
X	2	Cooper	Jennifer	600 Rigside			X
	3	Morrison	David	511 Mc-Kirkland			X
X	4	Brodsky	Eva	606 Rigside			X
X	5	Ping	Betty	314 Troon Village			X
X	6	Blackley	G.	1105 Thistle Briar			X
X	7	Hostetter	Norman	807 Coalburn			X
X	8	Phillippe	Margaret	1013 Thistle Briar			X
X	9	Kelly	Ed	1113 Thistle Briar			X
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BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE 3-09-10

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
✓	1	Lay	Anne	1115 Thistle Briar Pl.	✓		
✓	2	WEINRAUB	Ronna	534 McKirkland Ct	✓		
✓	3	VANDERHOOF	Catherine T.	532 McKirkland Ct.			✓
✓	4	LAPINSKY	DIANNE	3226 TROON VIL. LN.	✓		
✓	5	Turner	Juan	605 Rigside Pl.	✓		
✓	6	Alexander	John	308 Wagon Village Lane	✓		
	7	Helen Mochrie	Helen	405 McKirkland Ct			
✓	8	BEA GLADEN	BEA	245 BARNES CT	✓		
✓	9	Sozej	Lori	1002 Thistle Briar Pl	✓		
✓	10	PATTON	JOYCE	603 Rigside Pl	✓		
✓	11	Spurling	Debbie	1023 Thistle Briar	✓		
✓	12	Sullivan	Juan	806 Oak Grove Pl.	✓		
✓	13	Schates	Elizabeth	403 W ^o Kirkland	✓		
✓	14	Horne	Walter B.	1012 Thistle Briar	✓		

BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE 3/9/00

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
	1	Don Dillinger		523 McKittrick St.		<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	2	Shawn M	Bob	1107 Thistle Brook Pl.	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	3	D. Wall	Gene	3000 Lath Meadow			<input checked="" type="checkbox"/>
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BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE 3-10-10

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
✓	1	Hoover	MaryAnn	517 McKirkland Ct.	✓		
✓	2	DRINKLEY	NITA	5419 19TH ST E	✓		
✓	3	McKenney	James	1071 Shustler			✓
✓	4	Smith	Joselle	601 Rigside	✓		
✓	5	Daniels	Fonda	604 Rigside Pl	✓		
✓	6	Balcomb	Bill	609 Rigside Pl			✓
✓	7	Tricas	Barbara	513 McKirkland	✓		
✓	8	Cinamon	Richard	244 Balmer Ct	✓		
✓	9	Blackman	Deanna	510 MCKIRKLAND CT	✓		
✓	10	moody	PAUL	512 MCKIRKLAND CT	✓		✓
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BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE _____

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
✓	1	Delleingew	Mayle	523 Mc Kirkland	✓		
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BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE March 9, 2010

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
✓	1	Long	Jean	521 McKirkland Ct	✓		
✓	2	Messler	Bill	235 Baines Ct			✓
✓	3	MESSNER	HILDA	213 BAINES CT,	✓		
✓	4	Tippett	BESSIE	1114 Thistle BRDA			✓
✓	5	NADEL	Rhoda	305 TROON Village			✓
✓	6	Questell	PAT	231 BAINES Ct			✓
✓	7	Murphy	TOM	CARLUKE			✓
✓	8	Walsh	KAY	1018 Thistle BRDA			✓
✓	9	Vitaritti	JANICE	901 CATTEN Hill			✓
✓	10	Spencer	JERRALL	227 BAINES			✓
✓	11	Cassidy	DAVID	1024 Thistle BRDA			✓
✓	12	PARKER	LARRY	1020 Thistle BRDA			✓
✓	13	THOMAS	DAVID	236 BAINES Ct	✓		
✓	14	Bray	Audrey	801 Coalburn Pl.	✓		AA

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HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE 3/9/10

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
✓	1	Gilman	Audrey	238 BAINES	✓		
✓	2	Mullen	Betty	700 CARLUKE CT	✓		
✓	3	Bradley	Russ	703 CARLUKE CT.	✓		
✓	4	Quilly	Eleanor	602 Regsade			✓
✓	5	JACKSON	JOAN	903 CATTAN HILL	✓		
✓	6	Billings	Amia	800 Coalburn Pl	✓		
✓	7	Camp	Carolyn	225 Baines Ch.	✓		
✓	8	Auerbach	Mark	505 McKirkland CT	✓		
✓	9	MENASIAN	BOB	306 TRUON	✓		
✓	10	Wolberg	M	1016 Thistle Briar Pl	✓		
	11	HOFFMAN Roselle	P	2002 CLYDE BANK		✓	
✓	12	HOFFMAN Tom	T	" " "	✓		
✓	13	High	Earl	1003 Thistle Briar	✓		
✓	14	Vaughn	Carol	531 McKirkland Ct	✓		

BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE _____

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
	1	Bray	Walter	801 Coalburn Pl		<input checked="" type="checkbox"/>	
✓	2	SEN	John	1028 THISTLE BRIAR	<input checked="" type="checkbox"/>		
✓	3	Peter G. Meyer	Peter	1026 " "	<input checked="" type="checkbox"/>		
✓	4	PUGLIESE	WILLIAM	Thistle Briar Bl			<input checked="" type="checkbox"/>
	5	Vivian	Bob	531 Mc Kirk road		<input checked="" type="checkbox"/>	
✓	6	Collins	David	1027 Thistle Briar Pl	<input checked="" type="checkbox"/>		
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BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE _____

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
✓	1	MOLHRIE	R.D.	405 MCKIRKLAND	✓		
✓	2	BALL	ANN	228 BAINES CT.	✓		
✓	3	BLACKLEY	HELEN P.	228 BAINES CT.			✓
✓	4	BOWEN	MARY	1022 Thistle Briar Pl	✓		
✓	5	ROSENBERG	PEARL	324 WOOD VILL LN.			✓
✓	6	HAUSER	JOHN	233 BAINES CT	✓		
✓	7	Vanderhugt	Marilyn	heith meadow			✓
✓	8	Anderson	Mary Lee	3002 heith meadow			✓
✓	9	BURST	JOANNE	242 BAINES CT	✓		
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BOD = ELECTION OF BOARD MEMBER

HOMEOWNER ASSOCIATION MEETING

HOMEOWNER REGISTRATION

DATE 3/9/10

HOMEOWNER (CHECK ONE)

BOD		LAST NAME	FIRST NAME	STREET ADDRESS	VOTING	NON VOTING	PROXY
	1	Gehrer	MaryEllen	705 Carlake Ct		✓	
✓	2	Klebe	Fiona	210 Baines ct	✓		
✓	3	Fairchild	Jeanette	1009 Thistle Bn	✓		
✓	4	Totten	Maryo	1007 Thistle Bn	✓		
✓	5	Jord	Helin	527 McKirkland Ct.	✓		
✓	6	TIMBERLAKE	JACK SYSON	1110 THISTLE BND	✓		
✓	7	Merrison	Margaret	317 Troon Tr. Levee	✓		
✓	8	Carter	Christo	243 Baines Ct	✓		
✓	9	Gehrer	Robert	705 Carlake	✓		
✓	10	Hancock	John	701 Carlake	✓		✓
✓	11	McAlister	Dorothy	706 Carlake	✓		✓
✓	12	Gniffin	William	515 McKirkland	✓		✓
✓	13	CASSIMATIS	ALICE	805 COALBURN	✓		
✓	14	AROLD	DOTTIE	533 MCKIRKLAND	✓		