

Directors present: Helen Ford, Merrill Jackson, Bob Vaughan

Other owners present: Joyner Brooks, Dave Cassidy, Lorraine Cassidy, Audrey Gilman, Beth Gladen, John Hauser, Tom Hoffman, Joan Jackson, Fiore Klebbe, Bob Menasian, Larry Parker, Glenn Sexton, Judy Sexton, Joan Sullivan, Marilynn Wolberg

Grandchester Meadows personnel present: David Robbins

Merrill Jackson began the meeting at 7:00 pm.

The minutes from the April 6 board meeting were approved.

Announcements:

Ron Dellinger has resigned from the board (attached). An announcement seeking people interested in replacing him will be posted.

A new owner (Joyner Brooks) was introduced.

Owner input:

To save time, Merrill asked whether any owners wished to speak in favor of the proposed changes to the walking path; none did. One offered the opinion that the proposed change would constitute an abandonment of a common amenity, requiring 67% owner approval.

When will the sprinkler system be turned on? Soon.

Any solution to outsiders using our streets to cut through? No good options.

Codes have changed since Troon was built, specifically regarding gas line bonding for corrugated stainless steel tubing (grounding of water heaters). Although we are grandfathered in, Dave Cassidy will supply information on this issue for the newsletter.

Has anyone installed a tankless hot water heater? Unsure. Cary Plumbing is willing to give a presentation and discuss economies of scale.

John Hauser reported for the finance committee.

He presented the balance sheet and the final 2009 budget report (both attached). The committee recommends that the \$915.62 excess of income over expenses be transferred to the reserves, as required by our by-laws. The board approved this transfer.

The committee currently has 3 insurance bids and expects 1 or 2 more.

Bob Menasian reported for the landscape committee.

Use of troonvillage@yahoo.com has helped Bob, please continue to use this.

No good solution for controlling water fowl exists.

Sprinkler inspection is underway; all are operational, and vast majority are in good shape.

Owners planting around their homes have complained about clay soil; an option is to dump a load of soil somewhere on the property that owners could then transport to their homes.

The pond passed its annual inspection by the town. Two optional items were noted. One is that a small area could use some additional rip-rap. The other is a suggestion to put some fencing along the wall at the west end of the pond, to prevent falls. Merrill asked David Robbins to price metal fencing for this area.

Board items:

A previously discussed item regarding the walking path [to change from a gravel path bordered by timbers on both sides to a grass path bordered by timbers only on the pond (downhill) side] was brought up again. No motion was offered; no changes will be made.

The mail flag has been useful to a number of owners.

No solution to the geese problem is available.

Damaged street sign is being repaired; parts are being obtained. David Robbins is dealing with the insurance company of the person who damaged it.

Street repairs will start soon, there have been weather delays.

Property manager items: none

The meeting was adjourned at 7:31 pm.

Respectfully submitted, Beth Gladen

Attachments: agenda, resignation, balance sheet, 2009 budget report

BOARD OF DIRECTORS MEETING

**Tuesday, May 4, 2010
Agenda**

Approval of Minutes of April 6, 2010, Board Meeting.

Homeowners Input.

Finance Committee.

Committee Reports if needed.

Board Priorities:

Walk Path Decision

Red Mail Flag

Geese Problem

Input by Board Members.

Input by Property Manager.

Adjourn.

From: Ronald C. Dellinger

April 29, 2010

To: Troon Board of Directors

Subj: Resignation

1. I hereby resign as Chairman of the Board, and as a board member.

This resignation is submitted for medical and personal reasons and is effective
Immediately.


Ronald C. Dellinger

Resignation Remarks

When I accepted the position of Chairman of the Board of Troon, I was looking forward to leading a group of homeowners who have the interest of Troon at heart. Most of you have been wonderful and I have appreciated your kind words of encouragement.

Unfortunately, there have been just a few, who chose to make untrue accusations without asking me for the correct facts. I am sorry to say this undermined my leadership and created much stress. My blood pressure has greatly increased since accepting this job and I cannot work under the present conditions.

I do want to thank all the Committee people for doing such a wonderful job. Troon is a wonderful place to live, and I am looking forward to a peaceful retirement.

7:10 AM
04/07/10
Accrual Basis

Troon at Kildaire Community Association

Balance as of March 31, 2010

Mar 31, 10

ASSETS

Current Assets

Checking/Savings

Smith Barney Reserve Assets

Smith Barney Cash Funds 1,081.31

Smith Barney Investments 474,857.42

Total Smith Barney Reserve Assets 475,938.73

Sun Trust Operating Account 27,348.72

SunTrust 26 Month CD 40,000.00

SunTrust 49 Month CD 40,000.00

Total Checking/Savings 583,287.45

Total Current Assets 583,287.45

TOTAL ASSETS 583,287.45

LIABILITIES & EQUITY

Equity

Checking/Savings

Smith Barney Reserve Assets

Smith Barney Cash Funds 1,081.31

Smith Barney Investments 474,857.42

Total Smith Barney Reserve Assets 475,938.73

Sun Trust Operating Account 27,348.72

SunTrust 26 Month CD 40,000.00

SunTrust 49 Month CD 40,000.00

Total Checking/Savings 583,287.45

Total Equity 583,287.45

TOTAL LIABILITIES & EQUITY 583,287.45

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	deposited directly to reserves	
Termite Reserve Transfer	0.00		
Working Capital Income	1,366.00	0.00	0.00
Total Income	315,073.11	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	5,521.62	216.00	273.00
Less '08 & '10 dues collected \$10,292:	\$ (4,770.38)	\$ 216.00	n/a
Plus '09 dues collected in '08 \$4,320	\$ (450.38)	\$ 216.00	n/a
WC contribution of \$1,366.00	\$ 915.62	Owed to Reserves	