

Directors Present: Fonda Daniels, Helen Ford, Merrill Jackson, Joe Long, Bob Vaughan
Other owners present: Dottie Arold, Ann Ball, Ann Bradley, R. Brooks, Carolyn Camp, Chester Carter, D. Cassidy, Ron Dellinger, Gayle Dellinger, Bob Gehrler, Audrey Gilman, John Hauser, Earl High, P. Hoffman, B. Horne, Frank Hoss, J. Jackson, F. Klebbe, D. Lapinsky, B. Lay, Peter Mazza, Bob Menasian, Ann Messler, P. Rosenberg, R. Schwalb, F. Smith, Joan Sullivan, M. Wolberg

Grandchester Meadows personnel present: David Robbins

Joe Long began the meeting at 7:00 pm. Joe introduced all board members. Minutes from last meeting approved.

Joe Long asked for questions concerning the budget that had previously been presented by John Hauser. Questions:

1. The Capital Reserve has increased \$6000 for the past 2 years. Will that be increased again next year? Answer from John Hauser – A study will be conducted next year to assess how much the capital reserve should be increased.
2. Will home owner dues go up? Answer from Joe Long – HOA dues will not go up for 2011.

David Robbins distributed and collected ballots that address the approval of the budget. Budget approved - 58 Yes and 1 No answer – quorum 55.

Woodland Terrace (Trudy Croxton and Nicole Whitaker) presented an overview on programs that are offered at their wellness center. They discussed their Lifelong Learning programs (wellness classes, painting, religion, yoga, aqua fit, photography, coupon camp, weight watchers, and self care).

John Hauser reported for the finance committee.

John presented the current balance sheet. Total assets 620234. Up ~ 15K.

The finance committee recommends investing 21K in 2 year CD with .75% interest.

Property Manager Report

David Robbins asked for approval from the board on getting the bench by the mailboxes re-stained. David will pull together a quote on the work and present to the board.

David also noted that gutter cleaning is approaching. The current proposal includes both cleaning of gutters and dryer roof vents. Home owners should clean laundry vents inside home also.

David also noted that a redbud tree was removed from a yard on Carl Luke. A different homeowner wants the tree to be replaced. The Landscape committee has denied the request and a special hearing has been suggested to look into the denial of the request. The board voted to table this discussion until the next meeting where a special date to review the request would be presented.

Gutter guards will be attended to during the gutter cleaning.

David also reported that 44 noncompliance issues had been noted. 34 issues have been resolved.

4 home owners are out of town and those that did not respond will be contacted again.

Bob Menasian reported for landscape committee.

Bob reported that the contractors are a bit behind on the landscaping due to the weather.

The pond clean-up is also behind due to weather conditions. Pond clean-up (\$1600) will consist of 3 to 4 men (16 hours) removing larger concrete rocks and general clean-up.

Bob noted that there is no equipment available to pave a walking path that is less than 6 ft wide.

The path around the pond will have to be widened to 6 ft.

John Hauser suggested that the landscape committee present a long range plan for the pond. M.

Wolberg – Pond Committee Chair - has presented a plan and it was suggested that this be presented to the board and the homeowners.

Helen Ford found a new product to deter geese. See Helen for information.

Gayle Dellinger reported for Social Committee. Social Saturday, December 11, 2010 at 5 pm.

Coffee hour 9:30 am December 10, 2010. The Social Committee also thanked everyone for helping decorate the clubhouse.

Joe Long welcomed new homeowners and suggested they attend the social Saturday and the coffee hour.

Bob Gehrler reported for the Pool Committee. Bob reported that all inspections and regulations have been met for the pool.

Ann Ball reported for the Architectural Committee. Ann noted that there is an architectural request that needs to be approved from the board.

Carolyn Camp reported for the Library Committee. Carolyn reported Christmas books are very popular this time of the year and all Christmas books have been checked out.

Fiore Klebbe reported for the Sunshine Committee. The committee sent out 2 sympathy cards.

Newsletter Committee. Ron Dellinger will take pictures for the newsletter.

Joe Long asked for input from board members – None

Joe Long asked for input from homeowners.

1. Request for additional solar tubes. Homeowner will put together a request for additional solar tubes and submit to the Architectural Committee. Architectural Committee will forward request to board.
2. Nothing needs to be done to winterize the outside faucets.

Joe Long thanked homeowners for coming to the meeting.

Meeting adjourned at 8:00 pm December 7, 2010.

Respectfully submitted, Fonda Daniels for Beth Gladen

Attached: meeting invitation, proposed budget



TROON AT KILDAIRE 2011 BUDGET MEETING

December 7, 2010 at 7:00 pm in the Clubhouse

November 8, 2010

Hello Members,

You are invited to attend the 2011 Budget Meeting on Tuesday December 7, 2010 at 7 pm. This meeting will be hosted at 200 Baines Court (clubhouse) and the agenda is as follows:

1. Discuss 2011 Proposed Assessments
2. Discuss 2011 Proposed Budget
3. Vote of Membership on Proposed Budget

The proposed budget is included with this mailing and there are no changes proposed for the home owner assessments. Please review these prior to the meeting.

The attached Ballot/ Proxy form should be completed and returned to the address below if you will not be able to attend this meeting.

Thank you!

Troon Board of Directors



****** Ballot/ Proxy ******

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

_____ (Troon 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 budget meeting on **December 7, 2010**.

_____ IN FAVOR of the 2011 Budget

_____ NOT IN FAVOR of the 2011 Budget



Troon 2011 Budget

Revenues:

Clubhouse Rentals	\$	600.00
Home Owner Assessments	\$	293,148.00
Owner Late Fees	\$	100.00
Total Revenues:	\$	293,848.00

Operating Expenses:

Capital Contribution

Capital Reserve	\$	96,000.00
Termite Reserve	\$	5,000.00
Total Capital Contributions:	\$	101,000.00

Grounds

Grounds Contract	\$	65,000.00
Preventive Fungicide	\$	1,250.00
Granular Fertilizer	\$	975.00
Trim External Borders	\$	1,500.00
Grounds Improvement	\$	6,750.00
Grounds Maintenance	\$	2,000.00
Irrigation Repairs	\$	2,000.00
Pond Management	\$	3,600.00
Pond Path Maintenance	\$	2,000.00
Total Grounds:	\$	85,075.00

Insurance & Taxes

Insurance Policy	\$	23,800.00
Taxes	\$	4,000.00
Total Insurance & Taxes:	\$	27,800.00

Maintenance

General Maintenance	\$	4,000.00
Gutter Maintenance	\$	2,000.00
Roof Maintenance	\$	3,575.00
Total Maintenance:	\$	9,575.00

Miscellaneous

Bank Fees	\$	60.00
Board Expenses	\$	300.00
Contingency	\$	6,000.00
Copies/ Filings	\$	350.00
Social Committee Events	\$	500.00
Sunshine Committee	\$	50.00
Total Miscellaneous:	\$	7,260.00

Professional Fees

Audit	\$	2,800.00
Legal & Consulting	\$	2,000.00
Management Contract	\$	21,500.00
Total Professional Fees:	\$	26,300.00

Recreation

Clubhouse Cleaning	\$	4,865.00
Furniture & Equipment	\$	1,000.00
Maint./Repair/Supplies	\$	3,425.00
Pool Maintenance Contract	\$	7,300.00
Total Recreation:	\$	16,590.00

Utilities

Cable	\$	850.00
Electric	\$	16,400.00
Natural Gas	\$	1,900.00
Telephone	\$	600.00
Water	\$	500.00
Total Utilities:	\$	20,250.00

Total Expenses: \$ 293,850.00

Net Income/ Loss: \$ (2.00)

Additional Items to be paid from Capital Reserve:

Reserve Study Update	\$	4,500.00
----------------------	----	----------