



ANNUAL MEETING -- TUESDAY June 28, 6:30 pm

at the Seminole Trail FIREHOUSE 3055 Berkmar Dr

SPECIAL CURBSIDE PICKUP:

1st Monday of even months

Next: Aug. 1

Board of Directors

President -- Jim Hassmer
1465 Monterey Dr. 466-4375

Vice President – Susan Marcell
293 Tennis Dr. 973-6897

Treasurer -- Mary Hackett
1476 Monterey Dr. 973-6351

Secretary -- David Swanson
1517 Lake Forest Dr 973-3633

Architectural Review Team

Brendan Rourke 860-904-8426
1503 Lake Forest Dr.

Cary Anderson 326-6321
1467 Monterey Dr.
(Susan Marcell)

Common Areas Team

(David Swanson)

Lew Myrick 242-4576
1459 Monterey Dr.

Bob Storck 973-5164
1514 Lake Forest Drive

Financial Secretary (not on Bd)
John Sleeman 975-4593
1536 Lake Forest Dr.

SERVICES

SECURITY 989-1231
9PM – 6AM

COMCAST (Bulk Customers)
855-638-2855

TIME DISPOSAL
977-3339

Agenda

1. Call to order and determination of a quorum. A *quorum consists of one-tenth of the members. Given the 133 houses and members, a quorum is 14 members and a majority of 8 is needed to elect Board members and to approve amendments.*
2. Reading/adoption of the June 18, 2015 annual meeting **minutes**

last year's June 18 Annual Meeting minutes:

- 1) *Brendan Rourke registered attendance of 27, affirming presence of more than a quorum (14)*
- 2) *Albemarle County representative Carlos Stavras summarized the County's Drainage project regrading our creek from Four Seasons Dr., and answered questions, thanking us for granting the County the easement along that Common Area*
- 3) *the new 2016 FY (July'15-June'16) budget was presented by the Board of Directors, increasing dues \$ 9 per quarter (under 5%, so no vote needed) to cover the TV cable contract increase*
- 4) ***Elected to the Board of Directors:***
Elected to 2nd term: Mary Hackett; Susan Marcell ; David Swanson
Elected to 1st (2-yr) term: Cary Anderson; Lew Myrick; Bob Storck
- 5) ***Common Areas Committee Report:***
 - 1. unplanned but necessary (to avoid hazardous conditions) tree work cost \$ 4,505 instead of the budgeted \$ 2,000, so budget for FY 2016 increased to \$ 4,200*
 - 2. Susan Marcell was thanked for arranging for the attractive new metallic Four Seasons Patio Homes Association sign on Four Seasons Dr., replacing the decayed wooden one*

6) **Architectural Review Committee report** -- Several homeowner applications for minor changes on their properties were approved, upholding the Association Maintenance Standards

7) Concern was expressed over **continuing problem of several homeowners delinquent in dues**

8) Concern was also expressed about our **security patrols** not notifying several homeowners when their garage door was not closed

9) it was emphasized that **all our concerns can be more fully addressed if more homeowners helped our volunteer Board**

Category	Budget 2015-16	Budget 2016-17
<u>Income</u>		
Dues	108,528 (133 X <u>816</u>)	113,848 (^133 X <u>856</u>)
<i>Estimated delinquent dues</i>		-2,013
<i>Estimated annual income</i>		111,835
<u>Expenses</u>		
Annual fees (PO box, etc)	150	150
Bank charges	25	25
Cable TV	52,700	55,335 (+2,635/5%)
Common areas		
maintenance	15,500	15,900 (12 X 1,325)
miscellaneous	250	250
doggie bags	175	175
trees, other	4,200	(+800) 5000
Insurance	1,000	1,000
Legal fees	200	200
Miscellaneous	100	100
Office supplies	78	(-28) 50
Postage	50	50
Printing newsletter, flyers	250	250
Security	6,850	6,850
Trash collection/Xmas gift	26,500	26,500
Total	\$108,528	\$111,835

3. Financial Secretary Report
4. Treasurers Report
5. **Budget** for July 1, 2016--June 30, 2017
(dues increase under 5% so no separate vote on that needed)
6. **Commons Area Committee** report
7. **Architectural Review Committee** report
8. Board of Directors **President** report
9. **Election of 3 new board members**
2-year terms:
1.
2.
1-year term (completing that of Susan Marcell who is resigning)
1.
10. New business/ Questions/Suggestions from members