

Jamison Park Homeowners Association
Annual Meeting
September 29, 2010

The meeting was called to order by Rob Fahy at 7:14pm. A quorum was officially established. The minutes from the 2009 annual meeting were approved.

All Board Members were present. The board introduced themselves, as did Monica Legere, the representative from PPM.

Board of Directors Report

Rob Fahy gave a brief report detailing a few of the actions undertaken by the board to include: replacing of pool equipment and furniture, power washing and painting of the pool house and surrounding area, landscaping upkeep, reducing hours/increasing savings on lifeguards, and planning garbage collection consolidation.

Open Forum - I

Rob Fahy introduced the garbage collection consolidation plan. He apologized for the board's faulty communication with the neighborhood regarding the issue. He went through the bid process undertaken by the board, the attorney review and the potential contract elements with Waste Industries. He explained the necessary votes – the vote on the bylaws and the vote on the declarations, as well as the number of signatures in support thus far received.

Discussion ensued between neighbors. Several were seeking clarification on the plan, some voiced disapproval of the plan itself, others voiced disapproval of the manner in which the plan was rolled out, and others voiced approval.

A ballot vote was eventually taken to amend the bylaws, which required 67% of those present to vote in favor in order to pass short of two votes. The vote did not pass and the issue was tabled. Results were as follows:

The Declaration Amendment Signature Vote (per lot) in favor of amendment: 131 out of 209 homes/lots (63%) -measure required 140 signatures votes (67%)

Bylaw Amendment Votes in person or by proxy: to pass measure required 67% of those homeowners/lots represented in meeting)

53 votes in favor – measure required 55 votes to pass
29 votes opposed

Ratification of 2011 Budget

Dan Powell presented a brief overview of the proposed 2011 budget, noting the pool management savings, the increase in landscaping costs and our capital reserves. A few technical questions were asked, one clerical error was noted. The budget approved by the board was ratified as there was no opposition by homeowners.

Committee Reports

Brief committee summaries were presented.

Architectural Committee

Roy LoVerde reported. Homeowners were reminded of the approval process. Roy solicited volunteers from the homeowners present to offer their time to the committee.

Pool Committee

Tim Miller reported. He noted the purchase of new furniture to replace the cracked chairs, the addition of more tables and the need for additional volunteers to staff the committee. Board has budgeted for the pool management contract with weekend and holiday guards for 2011 season.

Social Committee

Jen Garey reported that Halloween and Easter continue to be the two main events undertaken by the neighborhood. She noted that additional volunteers are welcome and needed to continue the success of events in the neighborhood. The social budget remains at \$1000.

Board Election

There were two open for the Board of Directors seats due to the expiring terms of Rob Fahy and Jen Garey who are unable to serve another term. There were three nominees who presented bio information to PPM prior to the meeting and no other nominee came forward during the meeting. All three candidates were on the ballot. Each candidate gave a brief overview of their interest and/or qualifications. A ballot vote was taken and Steve Esslinger and Kathleen Kelly Riesett are the new board members elected to take the place of exiting board members for a two year term.

Open Forum - II

Discussion ensued about upcoming projects and/or focus of the new board, to include:

- A formal neighborhood response to NC DOT regarding the 540 project.
- The continuing problem of speeding throughout the neighborhood.
- The need to monitor continued disregard for yard maintenance throughout the neighborhood.
- Increased communication from the board to the neighborhood.
- Use of the website set up by PPM for Jamison Park to post board minutes and/or upcoming meetings.

There being no further business, the meeting was adjourned at 9:18pm.