

JEFFERSON WOODS ANNUAL HOMEOWNERS MEETING
Minutes of Meeting Sunday, Feb. 15, 2009, Woodcreek Club House
Meeting called to order at 3:10 pm.

Board members present: Rudi Mezosi, Tom Andersen, Andy Wyper, Dale Shero, Nancy Glynn
20 Homeowners present along with 11 proxy votes.

Rudi called our meeting to order with a recap of the improvements covered during 2008.

Briefly...

- New street light at the Monarch Dr. entrance (cost aprox \$250).
- Roads paved - although Monarch Dr. & Glenfare Tr. have yet to be resurfaced, the rest of the neighborhood has newly paved streets. Fayette Co. decides on which individual streets are paved based on the condition of the street.
- Announcement boards & white railings have been power washed/ repainted .
- Cash Box - established with a \$400 petty cash draw. Expedites reimbursement of any monies to homeowners for neighborhood expenses.
- Common area maintenance - Rusty's contract has been renegotiated down to \$200 per month year-round, with emphasis placed this year on more flowers. We are looking for the wow factor, and so far don't have it.
- YOM - yard of the month continues - our sign was stolen, replaced, found again, now we have 2 signs. We now have a chain and bolt to attach the sign to a tree when given to the homeowner.
- JWHOA dues - remain at \$165 (no increase in 2009) with a one payment collection due March 1. At this time 1/3 of our homeowners are currently paid up.
- Neighborhood party - chili fest -Nov. 2008. Gift certificates presented to 3 lucky chili chefs.
- Pine straw- entrance ways refurbished and the savings passed on to the homeowners. 13 homeowners had over 500 bales of pine straw delivered and spread.
- Modifications - 8 RFMs processed and home improvements underway. 2 homeowners still not 100% compliant with shrubs around their sheds. May 1, 2009 deadline for that, the board giving very generous latitude in this area.

Additional business mentioned:

1. Hail damage and new roofs throughout the neighborhood; vandalism including mailboxes, cart path, entrance ways - everyone is urged to be vigilant regarding home security.
2. Andy Wyper gave his financial report. We are in good shape financially now, with a reserve fund of \$6200. At the beginning of 2007, we had \$1750 in reserve. This board has been very successful in increasing our emergency fund. Andy has copies of all the financial records, and any homeowner is welcome to review these records at any time. Since our neighborhood is 'aging' we will be in need of monies to cover major expenses such as new entrance way fencing, street signs, stop signs, etc. Also it's good to be prepared for the unexpected such as a weather crisis.

Election of board members:

- Rudi Mezosi has completed his 2 year term serving as our 2008 President. Our gratitude to Rudi for being such a wonderful asset to this volunteer team. We will all miss his light hearted touch and dedication. Good luck to you Rudi!
- Tom Andersen has also completed his 2 year term, serving as our 2008 Vice President. Tom has been such a great help in keeping things flowing, and was our Yard of the Month chairman. We hope to still see lots of Tom as he is a very dedicated homeowner and great neighbor. Thanks to Tom for stepping in and donating his time and skills over the last year. We'll miss you!
- Andy Wyper has also completed his two year term, serving as President and Treasurer. He was nominated for another 2 year term and will continue to serve on the board. Thanks so much to Andy for his continued excellent service to the neighborhood.
- Dale Shero and Nancy Glynn are continuing on with the 2nd year of their terms.
- Board terms are two years, and staggered by design. This keeps some continuity to ongoing board business by having the member terms overlap.

Welcome new board members:

- Kelly Austin, 195 Jefferson Woods Drive
- Laurie Rader 170 Mockingbird Trail (nominated in absence - pending her acceptance)
- Larry Golden - 165 Mockingbird Trail (if Laurie Rader cannot fulfill her nomination).

All new board members were voted in at the meeting with unanimous approval.

Discussion and vote on modification of covenants/guidelines:

- Article VI of the covenants Sections 4, 11, 20 - discussion of old/new wording. New wording voted on and approved.
- Design guideline #8, item 6. Remove 2nd sentence from item 6. Discussed, voted on and approved.
- Design guideline #12. Re parking, time period changed from 24 hrs to 72 hrs; discussed, voted on and approved.

These changes will be sent via email to all homeowners and posted on the Jefferson Woods website.

OPEN DISCUSSION:

During 2003-2004 it was determined that our Management company should be involved with every RFM presented to the board. The homeowner turns in his RFM, the board first sees that there are no violations. Then the board submits the RFM to the Management company which insures that all covenants and guidelines are followed, the Management company then returns the RFM to the board with their recommendation.

With the normal aging of the neighborhood, and as new styles prevail, suggestions from homeowners are welcome. Picture, photos, graphs, all help the board members in presenting and executing new ideas.

The new board of volunteers will hold a meeting soon to review pertinent issues and set forth goals for 2009. As always, homeowner involvement is welcome and key to a successful organization.

Meeting was adjourned at 5:15pm. The board cleaned up and returned the key to Carol Kuehn at 370 Woodcreek Lane.

ng/ms