

JEFFERSON WOODS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING January 31, 2010

Meeting held at Woodcreek Clubhouse and called to order at 310pm. Board members present included: Larry Golden, Kelly Austin, Andy Wyper, Dale Shero, and Nancy Glynn. Attendance & proxies provided the necessary quorum.

Larry opened our meeting with a warm welcome to all the attendees, introductions of the current board members, and special welcome to Carol Landgrebe and Diahn Thomas. Carol has been supervising the handling of our RFM procedures and covenants for the past several years. Unfortunately, Carol will be leaving Jefferson Woods this year, but she'll remain close by to us at Woodcreek - so sorry to see you go Carol, and many, many thanks to you for your dedication, fellowship, and volunteerism over the last years. Diahn is our most recent and greatly appreciated Website Administrator. Diahn, what a fantastic job you are doing, and how you have gotten our web page rolling. You are a 'shot in the arm' here at JW, and we welcome you!

Larry reviewed old business from 2009 - including the Street paving project here in JW where we didn't have to pay a cent! We all know that Fayette Co. has their own way of doing things, and maybe some day all of our streets will match, but in the meantime, we are grateful for any improvements covered by our taxes eh?

Our board has been firm in trying to have homeowners comply with the covenants, design guidelines, and by-laws set forth by John Weiland Homes, and we have been well supported by Rosemary Riccio, of Neighborhood Management Association. Rosemary is our contracted Neighborhood Coordinator who oversees any complaints and adherence to the JW procedures. She periodically tours JW and has been a great asset to us. She has attended board meetings and has the legal aspect in our best interests. JW pays Rosemary \$295 per month for her services.

Some of the 2009 highlights included our Block party, our many new neighbors being welcomed by board members with a card, phone sheet, and plant or flowers, web-site revamping and continued updating, about 95% covenant compliance, our financial situation excellent, and NMA supporting and guiding all of these activities and functions. What a team we are making!

Speaking of financials, Andy Wyper reviewed our past, current, and future stability. We are in great shape, thanks to his efforts, and of course, all of us, and all of you! We are on track to reach a \$10K goal in our reserve fund. This is a huge achievement, especially in these hard economic times. Andy reviewed the need for such a fund (emergency or catastrophic events, upgrading the neighborhood as needed due to aging & styles, routine maintenance & contract payments etc). We can all be proud of having Andy at the financial helm. Our 2010 dues of \$165.00 are due in a 1 time payment March 1st.

Going forth with new business in 2010, we have a new mailbox post vendor. Mr. Keith Walker will make, prepare, paint, and deliver a new 6" post for \$170 and will hold this price steady for a few years. Once

he has a few made and ready, our webpage will be updated. Thanks again for the negotiations and web updating on this.

Dale Shero reviewed some of his handy work highlights over the past 2 years, including but not limited to:

- trimming the bushes adjacent to the cart path
- readjusting and re-cementing the stop signs when needed
- repainting the bottoms of our posts dark green
- and in general just keeping on top of the constant neighborhood upkeep.

Dale has worked with many neighborhood volunteers over the last year, including (but not limited to) Rudi Mezosi and Nic Ballay. Also, Dale mentioned that he wanted to continue on as a board member, so of course we re-elected him by a show of hands. Thanks again, and welcome back Dale!

Tammy Nowicki has done it again with holiday decorations at our entrances, and myself, Nancy Glynn along with neighbor Joyce Campisi helped out with entrance plantings of flowers. We still have Rusty Roberts contracted for 2010 grass cutting, weeding, trimming, & edging at our 2 entrances and common areas.

In addition to Dale being re-elected as a board member, Nancy's term as secretary is up. We nominated and voted in Lisa Chaphe as a new board member. Lisa will take on the secretarial duties which include the attendance and taking minutes of board meetings (usually 4 per year), the enhanced responsibility of the initial processing of the RFM's (which includes receiving it from the homeowner, looking it over for completeness, advising fellow board members of same, and then faxing it on to Rosemary at NMA). In addition, the secretary has the option of creating and distributing a neighborhood newsletter. As Nancy explained, this can be as brief or detailed as the author wants, the entire neighborhood can be involved, and fellow board members play a large part in submitting content. It's up to the author to put the personal slant on things....Go for it Lisa, have fun with it, and make it your own!

We have implemented volunteer committees this year, and appreciate the following people signing up to help out: Amelia Mezosi and Diahn Thomas - Social & Block Party; Nancy Glynn - Entrance flowers and plants; Ruzi Mezosi, Julio Castillo, and Tony Garcia, - Maintenance & Upkeep. We could still use some help with Decorations, New Neighbor Welcome, Neighborhood Spring Cleaning Day, and any other special projects that come along. Pass the enthusiasm and let's all get involved!

Our 2010 Woodcreek Clubhouse liaison will be Allison Feltner (feltnera @ bellsouth.net), as Carol Kuehn's term is also expired. Allison will handle future JW meetings that are held at the WC Clubhouse. WC has allowed us to use the Clubhouse at no charge for our annual meetings. Thank you WC! (Our board member meetings are held at our own houses).

Kudos to the current and past boards of JW - refreshments, leadership, assistance in the day to day living that makes a neighborhood a home, and most of all.....the fun!

New board members elected to hold the 1st meeting Feb. 10th, 7pm at Andy Wyper's house.

Meeting motioned to adjourn by Nick Ballay and seconded by Kitty Robison at 445pm.

minutes prepared by Nancy Glynn