

Random Oaks Homeowners Association, Inc.
Annual Members Meeting
May 29, 2003

Minutes

Call to Order: The meeting was called to order by Jim Thorpe, President at 7:15pm

- **Verify Quorum** - Jim Thorpe announced this was the second attempt to conduct an annual meeting as the originally scheduled membership meeting on May 15, 2003 did not have a quorum. Additionally, he noted that Jerry Pirri had resigned his board position on May 15, 2003, and that Ken Saulnier had been appointed to fill Jerry Pirri's remaining two-year term. It was verified that a quorum was present (41 lots) through attendance and proxies. Jim Thorpe, Rebecca Williams and Ken Saulnier were the board members present. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that meeting notice was posted 48 hours in advance of the meeting and homeowners received notification through the mail. Additionally, notice was posted on the website.
- **Approval of Minutes** – Rebecca Williams read the minutes of the annual membership meeting held May 16, 2002. Jim Thorpe moved to accept the minutes as read. Donnie Hardaway seconded. The motion carries by unanimous vote of members.

Financials: Financials were read by Pamela Pinner.

- The bank account balances at April 30, 2003 were \$35,456.11 including 2 CD's of \$5,523.16 and \$5,112.66. The checking account balance is \$24,820.29.
- Current delinquencies are \$1,723.65 which represents 4% of the total budget. 2003 receivables are 1% while 3% is for years 2002 and prior.
- There are 2 active legal matters down from 16 a year ago and they have been in foreclosure and/or bankruptcy since last year. The directors, management and attorney are doing what's necessary to collect past due accounts using sound financial criteria.
- April expenses were lower than usual at \$2,129.12. The average monthly amount is \$2,500. Year to date expenses are on target.
- Jim Thorpe moved to accept financials as read. Jack Ancell seconded. The motion carries by unanimous vote of members.

Unfinished Business

- No unfinished business

New Business

- Jim Thorpe stated the front entrance at Erhardt had been recently pressure washed. A new flag had been installed, trees had been trimmed, and a new landscape design had been completed. The Watson Road entrance sign and landscaping was also being maintained.

- A new website has been created at www.randomoakshoa.com. Recent additions to the site are Frequently Asked Questions, an Events Calendar and Classified Ads (on a trial basis). The Yard of the Month Program is about 4 months old and is well-received.
- Ken Saulnier, watch committee chairman stated there had been some cars broken into approximately 3 to 4 months ago. Recently, eggs had been thrown at a house on Wellman. National Night Out is August 5 and plans are underway to get a basketball tournament going for that night.
- A brief discussion regarding the common area took place. Ideas included creating a walking trail or bike trail and maybe adding a sign. Also looking for volunteers to clean up around the pond – maybe 2 hours of time.
- Election of Directors. One vacancy on the board and two candidates – Rebecca Williams and Janine Valdez. Donnie Hardaway motioned to close nominations. Jack Ancell seconded. Unanimous vote of the members and motion passed. Rebecca Williams received 20 votes and Janine Valdez received 21. Janine Valdez will serve as the new director.
- Jim Thorpe thanked Rebecca Williams for the time she has spent on the board. She has served the association well.
- The board of directors will decide the officers at the board meeting on June 19, 2003.

Adjournment

- Jim Thorpe moved for adjournment at 8:10pm. Ken Saulnier seconded. Motion passed.