



**Players Crossing at Plum Creek Villages
Annual Meeting Minutes
January 21, 2010**

- I. **Call to Order** – The Annual Meeting of the Players Crossing at Plum Creek Villages was called to order by Board President Boyd Gordon at 6:35 PM. Board members present were Boyd Gordon and Dave Littler. Bill Esslinger was excused from the meeting. Sue Daigle was present representing TMMC Property Management.
- II. **Ascertainment of a Quorum** – TMMC advised there were 7 members present at the meeting and 8 members represented by proxy. Based on the quorum requirements of 20% of homeowners represented at the meeting, a quorum was attained.
- III. **Approval of Minutes** – Harry Veruchi moved to approve the Minutes from the 2008 Annual Meeting held on January 22, 2009 as presented; Dave Talley seconded. Motion carried unanimously.
- IV. **President's Report** – Boyd presented the 2008 annual President's report noting the following:
 - A. Boyd announced that his term of office was up and he would not be re-running for the Board.
 - B. The dues for 2010 will remain at \$125 but leaving them at this level of assessment does not allow for many extra or unforeseen items.
 - C. Emerald Isle Landscaping was hired this past year. Two trees were lost on the entry island due to damage from the voles. The Association is treating the area for voles and will continue to do so in the spring.
 - D. During the past year, the area around the water feature was relandscaped; modifications to the irrigation system were completed including the installation of a master valve and a rain sensor. Both of these items have helped in controlling water usage.
 - E. The shared driveway was inspected by a contractor and then an independent ad-hoc committee of homeowners who worked with the contractor to determine the percentage that the homeowners who use the driveway will pay for the work completed as well as the Association.
 - F. 2010 Long Term Capital Budget – Boyd briefly reviewed the capital budget noting that some of the irrigation modifications made during the year would help extend the life of the irrigation system. Additionally, the fountain had been added to the plan with an expected life to 2020.
- V. **Treasurer's Report**
 - A. 2009 Financials – Dave Littler reviewed the financial statements for the period ending December 31, 2009 noting that the operating account had a ending balance of \$8,667 and the reserve fund had a balance of \$29,474.71. Accounts receivable had a year-end balance of \$440, which is just slightly less than the previous year. Overall, income and expenses were within budget projections with the exception of the landscape costs which were over budget by \$3,100 due to higher expenses for snow removal, irrigation maintenance, and plants, trees, and flowers. Dave

noted that the entry plantings had been changed to mostly perennials so the cost was higher in 2009 but in ensuing years the cost should be less for flowers.

- B. **Ratification of the 2010 Proposed Budget** – Dave Littler presented the proposed budget for 2010 noting that there were very few changes from the prior year’s budget. Income will be reduced by \$1,000 due to the low rate of return on the investment funds and expenses were projected very close to 2009. No contribution will be made to reserves. One homeowner wanted to know the duties and responsibilities of the Manager and the management company, which were reviewed. It was asked that the Board obtain bids for management as he didn’t see the need for an increase in the management fee on a yearly basis. Dave Littler made the commitment to seek out other bids. After questions were addressed, the budget ratification process was explained noting that in order for the budget to be rejected, a majority of the homeowners must vote against the budget. The 2010 Budget was ratified as presented.

VI. **Election of Directors** – Boyd advised that Dave Talley has agreed to serve on the Board. Boyd asked for any nominations from the floor. Hearing none, Boyd Gordon moved to appoint Dave Talley by acclamation; Harry Veruchi seconded. Motion carried unanimously. Dave was welcomed to the Board and noted that he would really like to see the homeowners have pride in the community.

VII. **Open Forum** – The following items were addressed:

- A. **Plum Creek Development** - Dave Littler gave a brief update on the Highlands area stating that there has been some interest in the property, however, the builder wanted to build only starter homes which was rejected by the Master Association; Diamond Ridge is still operational and a new home was just approved in The Fairways.
- B. **Native Mowing** -- One homeowner had concerns with the mowing in the native area and not notifying the homeowners prior to the mowing. It was agreed that at the beginning of the season the Board will have the landscaper go through the property and address mowing parameters. The homeowner was invited to join that meeting.
- C. **Landscape Consulting** – Homeowners were in favor of having Emerald Isle out to the property again to consult with homeowners regarding homeowner concerns.

VIII. **Thank You** -- Boyd Gordon was thanked for all his time and commitment both to the Board and the community.

X. **Adjournment** – the meeting was adjourned at 7: 13 p.m.