



**Players Crossing at Plum Creek Villages
Annual Meeting Minutes
January 22, 2009**

- 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 6:30 PM. Board members present were Boyd Gordon and Larry Wilner. Bill Esslinger was excused from the meeting. Sue Daigle and Maegan George were present representing TMMC Property Management.
- II. **Ascertainment of a Quorum** – TMMC advised there were 12 members present at the meeting and 7 members represented by proxy. Based on the quorum requirements of 20% of homeowners represented at the meeting, a quorum was attained.
- II. **Review of Conduct of Meeting and Procedure of Meeting** – Boyd advised the members of the meeting conduct procedures.
- III. **Approval of Minutes** – Upon motion made and seconded, the Minutes from the 2007 Annual Meeting held on January 28, 2008 were approved with all voting in favor to approve with the exception of one vote who felt there was not adequate information in the minutes.
- IV. **President's Report** – Boyd presented the 2008 annual President's report noting the following:
 - A. **Communications** – It was stated that communicating to homeowners was an area where the intentions of the Board were good but there was a lack of communication with the homeowners throughout the year. Boyd made the commitment to improve communications in 2009. Questions were raised as to why the Association did not have a website. It was noted that the Association did have a website at one time but was not used by the homeowners. One homeowner did offer her services to assist with a website. Boyd stated that the Board would again look at the issue and determine if there was truly a need for a website. One homeowner stated that documents could be obtained at www.condocerts.com but that there was information missing at the site.
 - C. **Tree Removal and Replanting** – Boyd reported that two pine trees at the entrance had to be removed due to disease and were replaced in the fall.
 - D. **Current Cash Position of the Association** -- Boyd reviewed the cash position of the Association stating that as of the end of 2008 there was \$8,026 in the operating account and \$29,043 in savings. Accounts receivable had a year end balance of \$520, which was a huge improvement from the prior year. Overall, income and expenses were within budget projections with the exception of Landscaping and the cost of the trees put this budget line over by \$2,500.
 - E. **2009 Budget Addendum -- Long Term Capital Funds Analysis** – The cash requirements for the Association were reviewed which included operating cash requirements, projected 2009 landscaping projects, deferred maintenance funds and the capital asset replacement reserve, which included the replacement of the irrigation system. It is projected that the total cash requirement based on the above projections would be \$38,000 and as of December 31, 2008 total funds available were \$36,989 leaving a slight variance of \$1,011.

V. **Treasurer's Report – Ratification of the 2010 Proposed Budget** – The 2010 Budget was presented noting few changes to the budget from the prior year. Income was reduced by \$1,000 due to the low rate of return on the investment funds and expenses were projected very close to 2008. Dues will remain at \$125/month for 2009. 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 2009 Budget was ratified with five homeowners voting against the proposed budget.

VI. **Election of Directors**

A. **Candidates** – Boyd advised that Larry Wilner has resigned from the Board and the term of Bill Esslinger is up. The election will be for two open seats on the Board. Boyd reported that Bill Esslinger has agreed to run for re-election.

B. **Nominations From the Floor** – The Board opened the floor for nominations. Dave Littler, Diana Rudolph and Michelle Tocchini all volunteered to run for the Board. Upon motion made and seconded, the nominations were closed.

C. **Candidate Introduction** – Each of the candidates was introduced and gave a brief presentation as to their interest in serving on the Board.

D. **Voting** -- Homeowners were asked to mark their ballots and two homeowners counted the votes.

VII. **Open Forum** – The following items were addressed: snow removal, the need to repaint the mailbox pedestal, weeds on Tract A, repairs to the Shared Driveway and dog stations.

IX. **Election Results** – It was announced that Dave Littler had been elected to a 3-year term and Bill Esslinger had been elected to a 2-year term. All candidates were thanked for their interest.

X. **Adjournment** – the meeting was adjourned at 8:27 p.m.