

**2006 Annual Meeting Summary**  
**7/29/2006**  
**Timber Ridge Clubhouse**

At 2:25 PM, President Ivo Brieven opened the 2006 Annual Meeting by welcoming the approximately 45 people attending representing the owners of 25 properties.

- 1) Ivo verified that everyone had checked in upon arrival thereby verifying the roll call
- 2) Through the mailing of the notice of meeting by regular first class mail, posting it on the community bulletin board at the mailboxes and posting it on the website, notice of the meeting was verified.
- 3) Hearing no objections from the membership in attendance, the minutes of the 8/21/2005 annual meeting were approved by unanimous consent.
- 4) Ivo indicated that in this year's election for three board seats, 2 would be for three year terms and one would be for a two year term. This now fills the 5 person board totally with property owner elected members and all terms henceforth will be for three years with staggered openings of 2, 2 and 1 seats in respective years, assuring continuity on the board.
- 5) Ivo moved that Dick Babillis be appointed election manager; Vicki Wood seconded. Motion carried. In this capacity, Dick would be responsible for collection of the ballots received through the mail and additional ones cast at the meeting, verifying eligibility through ownership records as of July 1<sup>st</sup>, 2006 and verifying that dues were current as of mail received through Friday noon 7/28/2006 (or paid at the door). Ballots would then be turned over to the vote counters.
- 6) Ivo requested additional nominations from the floor. None were forthcoming.
- 7) Volunteers for vote counters were solicited and selected by lottery. Maryann Burger was appointed vote counter and Janie Bard assistant vote counter. Final ballots were cast by those not previously voting and the ballots were turned over to the counters for processing
- 8) Ivo introduced the open forum by reiterating sections the policy adopted for conduct of meetings requesting respectful and civil discussions should the need arise.

Ivo opened by thanking the (volunteer) board members and various committee people for the effort put in over the last year and the significant accomplishments realized through their efforts. Noting that some of the volunteers were serving on two and tree committees, Ivo asked all those currently living in the area to please join a committee of interest and help spread the workload.

Dick Babillis was acknowledged for his effort from the outset of the new Association in April of 2005 through its growth to date. Dick reiterated Ivo's remarks about the significant contributions of the board and committees that made all the progress possible.

Jody Cromwell indicated that the equestrian amenities were coming together into a package that would offer year-around use.

Bonnie Masters remarked about the trail maps posted on the wall showing the 5 miles of primary trails plus 5 additional miles of secondary trails. She indicated that surveying and marking of the trail corridors had begun along some of the tracts.

Dick Babillis remarked that Rob Felix of Association Reserves, Inc had been engaged to prepare a "reserve study", establishing a rational basis for dues assessment that includes anticipating and preparing for common area repair and replacement costs. The results of this study should be available in time to be reflected in the 2007 dues assessment.

- 9) Results of the vote counting were Tim Hewett - 84, Barbara Parada - 80 and Jody Cromwell - 79 with two write-ins, Larry McCormick and Dick Babillis at 1 vote each. Ivo congratulated and welcomed the newly voted board members and reminded everybody that the next scheduled board meeting would be the *first* Monday of August (8/7/06) in order to comply with the requirement to conduct the first board meeting within 10 days of the election.
- 10) There being no further business, the meeting was adjourned around 03.30 to partake in the pot luck buffet

Dick Babillis

Dick Babillis  
Secretary