

**TOLLGATE ASSOCIATION**  
**Minutes of the January 7, 2006 Board Meeting**

**Time:** January 7, 2006; 9:00 a.m.

**Location:** 121 Tollgate Way (Bronikowski/Bayzie residence).

**Attending:** Bill Arthur, Chuck Connor, Ed Bronikowski, Bob Donaldson, Marie Murray, Steve Lyons, and Garry Sauner.

**Association Business:**

1. Selection of Officers. The Board nominated and selected individuals for the following positions:

President, Marie Murray  
Vice President, Ed Bronikowski  
1<sup>st</sup> At-large Member, Bill Arthur  
2<sup>nd</sup> At-large Member, Chuck Connor  
Secretary, Steve Lyons

2. Treasurer's Report. Treasurer, Bob Donaldson presented a report showing \$9,100.00 in homeowners' dues paid through January 6, 2006, with a total dues receivable for the calendar year of \$40,600.00. The current net worth is \$21,879.32, as of January 6, 2006. The Treasurer also presented a proposed budget for the 2006 calendar year showing projected expenses for tree removal, deep root fertilization, new shrubs and trees, and pruning, with a reserve fund of \$2,400.00, after payment of projected expenses. The Treasurer posted a detailed transaction report for calendar year 2005 to the Association's website. The new Board members completed bank signature cards for Association business.

3. 2006 Dues Increase. The Board discussed Matt Kahn's e-mail of January 1, 2006, regarding the procedures used to increase the calendar year 2006 dues. The Board opined that the Indenture of Covenants was the controlling authority for purposes of annual assessments, not the Association by-laws. The Board thus determined that no amendment to the by-laws was required, and that the procedures used for the calendar year 2006 dues increase were in accordance with the governing documents. The Board president will send a written response to Mr. Kahn. The Board also discussed alternative processes for determining annual assessments. Finally, the Board agreed to appoint a committee to examine the by-laws and Indenture of Covenants for consistency and clarity.

4. Committee Reports. The Board received the following committee reports.
- a. Landscape committee: none.
  - b. Tree committee: The Association removed five trees from the property in 2005. The residual tree stumps will be removed this spring. The owners of 113 Tollgate are soliciting estimates for the removal of a tree behind their property at their own expense.
  - c. Social committee: none. The committee will determine the calendar of social events at a later date.
  - d. Architectural committee: The committee approved the owner's request to replace the roof on 127 Tollgate.

5. New Matters. The Board reviewed a proposed calendar of events, including a Fall picnic on September 24<sup>th</sup>, the Association's annual meeting on November 12<sup>th</sup>, holiday decorating on December 2<sup>nd</sup>, and the holiday party on December 10<sup>th</sup>. The Board will set the calendar at a future meeting. The Board will publish more frequent newsletters in the coming year. Ella and Steve Lyons agreed to prepare the newsletter. Residents are encouraged to submit items for the newsletter in MS Word format.

6. Special Thanks. The Board wished to thank Garry Sauner for his outstanding service as Board president over the past three years. Through Garry's leadership and devotion to duty, Tollgate was and continues to be an exceptional community in which to live.

The Donaldsons (118 Tollgate) will host the next Board meeting on February 4, 2006, at 9:00 a.m. The meeting adjourned at 10:15 a.m.

Submitted by Steve Lyons, Secretary.