

TOLLGATE ASSOCIATION
Minutes of the Annual Homeowners' Meeting

Date & Time: November 12, 2006 at 6:00 p.m.

Location: 118 Tollgate Way (Donaldson residence)

Attending: Twenty-five homeowners attended or were represented by proxy.

1. Introduction. Association President Marie Murray called the meeting to order and made introductory remarks. The Secretary then conducted a roll call of homeowners attending and participating by proxy. A quorum was present to hold the annual meeting.

2. Treasurer's report. The Treasurer presented income/expense, net worth, and budget statements. The Association's projected net worth at the end of the calendar year is approximately \$10,000.00. The homeowners present examined and unanimously approved the calendar year 2007 budget, with total dues income of \$40,600.00. The annual assessment will remain at \$1400.00 per home.

3. Committee reports. The Board received the following committee reports:

a. Landscape Committee. The committee and the Board will negotiate a new landscape contract with Flores Landscaping in 2007. The committee expects to develop a more detailed statement of work for the new landscape contract. The committee will trim, but not remove, the ivy behind Tollgate's odd-numbered homes, and will incorporate the ivy into the landscape master plan. The master plan will identify a list of plants and shrubs suitable for planting by homeowners. The committee expects to trim significantly the azaleas throughout Tollgate to promote fuller growth.

b. Tree Committee. The committee conducted a walk-around with Save-a-Tree to examine the Association's trees for general health and the need for pruning or removal. A dead dogwood tree was removed from behind 102 Tollgate, and a white pine beside 105 Tollgate will be removed. The Association must plant a tree to replace the white pine that will be removed at 105 Tollgate. Dead limbs were recently pruned on the large oak tree in front of 107 Tollgate. The Association will monitor the health of the red oak in front of 127 Tollgate.

c. Architectural Committee. The Board approved new architectural guidelines at its November 2006 meeting. The guidelines address, among other things, roofing materials, exterior colors, and the procedures for submitting exterior work requests. A form for submitting exterior work requests will be available on the Association's website. The architectural guidelines will also be provided in the new homeowners' package. Paul Ehmer asked whether homeowner approval was required for adoption of the new architectural guidelines. The Board agreed to examine the requirement for such approval.

d. Social Committee. The Association will hold its annual Holiday party on Sunday, December 10, its location to be determined.

4. New Business. The Board nominated Eric Kirschner and Paul Ehmer for two vacant board positions. There were no other nominations from the Association. The homeowners present unanimously approved their election to the Board.

The homeowners examined and discussed proposed amendments to the Association's Indenture of Covenants and By-laws. The homeowners adopted the proposed amendments with minor changes. The total affirmative vote was 24 of 29 homeowners, in person or by proxy. The Treasurer then collected the signatures of those present who voted for the amendments.

Chuck Murray presented the hydrologist's report on the high-water conditions behind 106 – 118 Tollgate on June 25-26, 2006. The hydrologist concluded that the storm drain system throughout Tollgate was in a surcharge condition on June 25-26, 2006, with the lowest point of relief at the drain behind 110 Tollgate.

5. General Announcements. The house at 105 S. Cherry Street will be demolished and replaced by a new single family home. The new homeowners sent letters informing adjacent Tollgate residents of the construction and providing a point of contact for any questions concerning the project. A silt fence will be erected to prevent runoff from the construction site.

The Board will meet next on December 2, 2006 at 9:00 a.m., its location to be determined. The annual meeting adjourned at 8:00 p.m.

Submitted by: Steve Lyons, Secretary