

Tollgate Fare

December, 2001

www.tollgateway.org

Christmas Decorations

On Saturday, December 1st, holiday decorations were put up on all the streetlights and the gazebo. Thanks to Pat Towell for bringing the hot-spiced cider and to the following people for making the job go quickly: Pat Towell, Jock Bond, Edna Frady and Bob Donaldson. Unlike past years, the weather cooperated and the decorations were put up without frozen fingers and dangerous icy conditions. In fact, it was a beautiful day to be outside with temps in the 70's.

Annual Meeting

The annual meeting was a success. After an unprecedented "get out the vote" effort by the Board, 15 households were represented in person and 7 represented by written proxy, giving us 22 out of 29 households represented. For the 7 households that did not respond to our pestering, please consider coming to the meeting or giving someone a proxy next year to ensure that the business of the association can be conducted in a timely manner.

Architecture Committee

Fortunately, the quorum was just enough to pass the amendment of the Architecture Committee clause in the "Indenture of Covenants" which requires 22 out of 29 households to pass. This amendment was deferred from last year's Annual Meeting because we did not have enough people present to vote. The amendment was passed unanimously after a thorough discussion and a modification from the floor and will provide more clarity to the process of requesting Architectural changes.

Board Terms

The Board also proposed an amendment to the "By-Laws" to bring them into agreement with the "Articles of Incorporation" which provides for three

(3) year terms for the Board of Directors. After a healthy debate, the amendment was passed by a vote of 20 to 2. By-Laws amendments require a vote of at least 20 households. The amendment provides for overlapping terms of the 5 board members so that there will be continuity from year to year as new board members are elected and veteran board members leave the board. (i.e. Terry Zawacki will serve one more year and Bob Donaldson & Anki Ehmer will serve two more years).

Tollgate Dues Increase

The Board also proposed that the homeowners fee (dues) be increased gradually over the next three (3) years in the following manner:

Current:	\$900 per year
2002	\$1, 000 per year
2003	\$1, 100 per year
2004	\$1, 200 per year

The proposal to increase the dues requires a 2/3 vote of the membership, or 20 of 29 households. After a vigorous debate, the proposal passed by a vote of 21 to 1. The By-Laws provide that the dues are to be paid by January 31st of each year. While in the past there was an informal decision to allow quarterly payments, we urge everyone who can, to pay by January 31st. For those who have a problem with this, we will accept quarterly payments without penalty.

Board of Directors Election

The following people were elected to the board: Bob Donaldson, Anki Ehmer, Ella Lyons, Tom Smolinsky and Terry Zawacki.

Tollgate Christmas Party

The Annual Tollgate Christmas Party will be held on December 16, 2001, starting at 6 pm. Terry Parsons, 127, has graciously agreed to host the party again this year. Please bring an appetizer or other tasty munchies.