

Country Cove (Woodlands East) Homeowner's Association Meeting  
Saturday, January 31, 2009  
Meeting Minutes

Present at the meeting were association members Justin Arendale, Vickie Williams, Dave Vessey, Robert and Mary Jo Shaw, Colleen M Clark, Raul Tous, Mabel Machin Tous, Ed Bollinger, Court Meyborg and Jim Cooper.

The meeting was called to order at 10:05 by Justin Arendale, President.

The minutes of last year's annual meeting were read by Mary Jo Shaw, secretary. The wording regarding the changes proposed to restrictions will be amended for clarity and the revised minutes will be recorded. Dave Vessey made a motion to accept the amended minutes. Mabel Machin Tous seconded.

Dave Vessey, treasurer, presented the 2008 financial statement and the proposed 2009 budget. The new budget has increased expenditures and Dave proposes that dues be raised from the \$225.00 to \$270.00. The cost of lawn maintenance has risen to \$2,340.00 annually and there will be increases in the cost of water and power. It was noted that one home in the neighborhood is possibly in foreclosure and dues will likely not be collected further straining the budget. There was discussion about trimming some of the expenses such as watering and lights. It was decided that those changes would not result in much savings and cutting back on watering could create problems with the grass. The fees for recording and the attorney can be trimmed by recording just the new restrictions rather than having the by-laws completely rewritten. Raul suggested the dues stay at \$225.00 and anyone wishing to pay extra could do so. Vickie made a motion that the dues be raised to \$250.00. The motion was seconded by Ed Bollinger and passed. Payment for dues will be accepted immediately and will be consider late after April 30, 2009. Checks should be made payable to **Woodlands East Homeowner's Association**.

Vickie asked if there was anyone who wanted to volunteer to be a neighborhood watch captain. Raul Tous volunteered to be the captain for the Citrus Wood Cul-de-sac. Vickie Williams remains captain for Eastland Point Cul-de-sac and Eric Borns remains captain for Citrus Wood main section.

The only change to the ARB is the removal of Mike Parrish. Current ARB consists of Robert Shaw, Trevor Moore and Raul Tous.

There was discussion about changing the term of the board members from the current one year to two years. Anyone interested in assuming a position could shadow the current officer to make the transition smoother. Vickie will research how we would change the by-laws to make the term two years. Vickie motioned that new officers be advised they would be serving a minimum of two years: the regular first term and then be up for automatic re-election for a second term. Motion was seconded by Mabel Machin Tous and passed. Since there were no new nominees or volunteers for board positions the members of the board remain the same as 2008.

Dave Vessey motioned that we validate this meeting once we receive the 5 proxies needed to constitute a quorum. Motion was seconded by Mabel Machin Tous and passed.

The meeting was adjourned at 11:10.

During the week following the meeting proxies were received from the following households:

Borns	983 Citrus Wood Court
Newman	939 Citrus Wood Court
Moore	1298 Eastland Point
Wehage	963 Citrus Wood Court
VanKaam	940 Citrus Wood Court
Monckton	943 Citrus Wood Court
Phillips	967 Citrus Wood Court
Assadi	951 Citrus Wood Court

The meeting minutes and the by-laws are available on the internet at [www.countrycove.org](http://www.countrycove.org).

Minutes respectfully submitted by Mary Jo Shaw, secretary.