

HOA Annual Meeting Summary - November 15, 2005

Members Present: Mark Stroud, Bill Struve, Janet Hawn, also Bob Lutz representing Kirkpatrick Management

Member Absent: Randy Kent Proxy to Janet Hawn

Meeting called to order with 77 of a needed 98 voting assembly and/or proxies. First order of business motion put to the floor by Janet Hawn for suspension of the proxy deadline and upon adjournment to leave meeting open to receive needed proxy votes. Seconded By Mark Stroud. Motion passed.

Bill Struve made presentation to the assembly regarding past year accomplishments. Revisited 2005 approved budget versus actual year to date costs. 2005 approved budget was for \$152,640 from 288 home @\$530 per home. This number of houses was never sold and thus created a shortfall budget from day one. Actual funds received for 2005 were \$143,047. Also there are 6 delinquent homeowners owing an additional \$3,418.00 applied against the 2005 budget. In addition 4 homes were foreclosed in 2005 totaling \$3,180 in lost revenue.

A resident asked a question regarding a switch from 288 houses to 273 houses for budget purposes. Answer was to switch from forecasted sales to an actual number of sold lots for this and all future budget projections to improve the probability of staying on budget and providing the intended services.

A resident asked a question regarding the board's decision to suspend funding the reserve. Answer was that the board elected to suspend (on advice from legal council) funding due to insufficient accounts receivable and budgetary restrictions. Stop funding, in the boards opinion, was more acceptable than subjecting the community to a special assessment.

A resident asked a question regarding ground maintenance line items. Answer was that the contract items set costs of the line items.

A resident asked a question regarding special assessment. Answer is that the covenants requires a majority of all members required prior to an assessment being levied.

Line item placed into 2006 budget for projected uncollectible dues.

Assembly instructed on the board decision to split annual dues into two payments, including payment and late fee assessment timetable.

Bill completed his presentation with a overview of expenditures remaining, current board members and their terms, and an overall year in review. Mark Stroud gave an overview of the DNR assessment of the nature area and trails.

Motion was made from the floor to accept the 2006 budget as presented. Seconded from the floor, voted upon and approved. (77 vote yes)

Next on the agenda was an update on the State Road 38 project and a review of the community survey regarding said project. Current to date Oakmont HOA has received and accepted an initial proposal from the State for the loss of property and a sum great enough to replace signage that will be removed by the State to complete road widening project. This process is not final, but the initial process has begun.

Election of board members: Current on the board fulfilling their terms are Janet Hawn, Randy Kent, and Mark Stroud. Bill Struve has one year remaining on his term and the vacated seat formerly held by Dave Fiscus has one more year. There are to be 4 members elected to serve on the 2006 board. Three will be elected for two-year terms and the fourth to sit the final year of the two-year term vacated. Nominees/nominations are: Janet Hawn, Chuck Waldron, Gary Miller, Randy Kent, Roger Hintz, and Mark Stroud. Floor question regarding expanding the board to seven members? Answer is that it is allowable and that it had been discussed numerous times in the past and the only reason that the board had not expanded prior was due to a lack of participation.

Floor motion made to expand the board to seven members, floor seconded motion carried. Floor motion to elect the six nominees et al to current board to fill remaining seats and expanded seats, floor seconded motion carried. New board to consist of seven members with four of the new electees to serve two-year terms and two new electees to serve one-year terms the seventh position to be Bill Struve who will serve his remaining year of his two-year terms. Particulars of which members serve as one-year and two-year terms to be decided by new board at a future board meeting.

Floor motion to adjourn, floor seconded motion carried.