

Breckenridge Homeowner's Association Of North Carolina Inc.
ANNUAL MEETING

Meeting Minutes
October 6, 2010

The annual meeting was called to Order at 7:03 p.m. by Rose Troyer.

The current Board Members were recognized.

- Vance Campbell
- David Mize
- Rose Troyer
- Amy Crawford
- Sharad Gupta

The 2009 Annual Minutes were presented & approved by those attending. Motion to approve the minutes was made by Dave Mize and seconded by Tom Murray. Motion passed unanimously.

The Board requested additional volunteers for committees.

Vance Campbell gave an update on the grounds committee. He explained the need for work on the lake to reclaim some of the property lost due to the accumulation of sediment. He also explained that Brickman has done a fantastic job, and some of the pool furniture was replaced this year. Praneet Athalye asked if we have plans to move towards using LED lights. Vance thanked him for the idea and asked him to work with Virginia Davis.

Rose Troyer gave an update on the communications committee. They are working on making the website more user friendly. Rose recognized Tom Moore for his work to maintain the website.

Chris has done a great job on the architectural committee. People for the most part have been following the guidelines as posted on the website.

Rose explained that Erica has done a great job with the social committee. This year there was a luau, wine tasting, garage sale, health fair, and there will be a fall festival on 10/23 11am-2p.

Dave Mize gave the treasurers report. He explained that we are in very good shape financially. The financial activity was presented. Shannon Becker asked if the reserve money is invested. Virginia explained that the money is in a money market account.

Determination of Quorum: - There were 17 lot owners & 26 valid proxies. Quorum could not be established. Dave made a motion to adjourn. Shannon Becker seconded. The meeting was adjourned at 7:23 pm and was reconvened as specified in Bylaws Article III, Section 7.

New Session called to order at 7:29 pm. Quorum was established.

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Rose asked for nominations from the floor. There were no nominations from the floor.

The following Candidates were introduced with each speaking for two minutes maximum length:

- Vance Campbell
- David Mize
- Rose Troyer
- Amy Crawford
- Sharad Gupta
- Shannon Becker

Amy motioned and Dave seconded that the board will vote the proxies as they are marked.

Mr. Carlos Fernando Damasceno volunteered to assist the property managers with vote verification by overseeing the count.

The Property Manager, Virginia Davis, presented the results.

Candidates received votes as follows:

- Vance Campbell received 35 votes
- Dave Mize received 32 votes
- Rose Troyer received 34 votes
- Sharad Gupta received 19 votes
- Amy Crawford received 30 votes
- Shannon Becker received 31 votes

Motion to adjourn was made by Tom Murray and seconded by Dave Mize. Meeting was adjourned at 8:04 PM.

Rose called the meeting called back to order at 8:10.

The board decided that Vance will be President, Rose will be Vice President, Amy will be secretary, and Shannon will be Treasurer. Dave is the At-Large member.

Architectural Requests:

202 Redwood Drive wants to do landscaping and drainage repair. Dave motioned, Vance seconded. Approved.

113 Chinabrook drive wants approval for their raised flowerbed behind their house. Dave motioned, Vance seconded. Approved contingent on Manors I approval.

700 Willingham wants to extend their patio under the deck and beyond. Dave motioned, Vance seconded. Approved.

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111 Huntersville Road wants to install a storage shed, picket fence and an extended patio. The picket fence is denied. Dave motioned to approve the shed and patio, Vance seconded. Approved.

307 Durston Loop wants to install permanent lights under their gazebo. Dave motioned, Vance seconded. Approved contingent on the property owner's (the people making the request are renters) and Manors I approval.

104 Button Road wants to install a square window on the side of his house. Dave motioned, Vance seconded. Approved.

Motion to adjourn was made by Amy and seconded by Dave Mize. Meeting was adjourned at 8:34 PM.

These minutes are respectfully submitted by Amy Crawford, Secretary.