

MINUTES OF THE HOMEOWNERS MEETING NOVEMBER 28th 2006

7PM AT THE AMERIHOST, CAROLINA BEACH ROAD, WILMINGTON

Present for the board:

Tom Perry (President and Chair)

Dean Webb (Vice President)

Peggy O'Leary (Treasurer)

Teresa VanDamme (Secretary)

Neal Bradshaw (Member At Large)

Total Number of Homeowner Voters Present: 10 (One vote per household)

1. As 50% of homeowners were not represented a motion was made to suspend the rules of quorum and this was carried unanimously.
2. The minutes of the last meeting (and intervening board meeting) were read and the secretary gave her report.
3. The Treasurer gave her report. The issue was raised that many homeowners are failing to pay the prescribed dues. It was agreed that a statement would be sent to all homeowners at the beginning of 2007 outlining monies due and outstanding balances for each household. The Member At Large volunteered to undertake collection activities, should this become needed.
4. The next Yard Sale was set for Saturday April 21st (April 28th as rain day) and the next meeting was set for Tuesday March 13th at the Amerihost on Carolina Beach Road at 7PM. At that meeting invoices for the following years dues will be available for collection.
5. The outstanding debt to the association by the builder of \$9100 was raised. A Motion was made and carried unanimously that a sum of not more than \$100 would be allocated to Tom to investigate legal action to recover these funds. His findings will be presented at a board meeting in January at which time a decision will be made about the most effective way to proceed. Homeowners will then be notified of this decision.
6. Another homeowner agreed to investigate obtaining liens against homeowners who have refused to pay dues and would report back at the next full meeting.
7. The issue of a very few homeowners failing to meet property maintenance standards provided in the covenants was raised and it was agreed that solutions to this problem would be investigated. It was again pointed out that, even in the case of rented property, it is the owner's responsibility to maintain the property to the accepted standard.

8. The problem of the faulty sprinkler system was raised and it was agreed that this be investigated to see what was causing the problem of leakage.
9. The ongoing resident alligator issue was raised and it was unanimously agreed that a sign would be put in place as soon as possible to warn against feeding.
10. Annual elections were held and the results as follows:

Neil Bradshaw Re-elected as Member At Large (1 Year)
Han Hills Elected as Secretary (1 Year)
Dean Webb Re-elected as Vice-President (1Year)
Tom Perry Re-elected as President (3 Years)

11. In other business a new couple to the area expressed a need for a full set of the covenant and it was discovered that parts are missing from the website. A full version is to be compiled ASAP and made available for distribution electronically and in hard copy as needed.

Finally: The motion was made to re-instate the rules and carried unanimously.

Minutes submitted by

Han Hills
Secretary, Linden Ridge