

Bauer Highlands Homeowners Association Annual Meeting

February 13, 2006

At 6:00 PM, the Annual Meeting began with an open forum. Board Members introduced themselves to approximately 17 homeowners in attendance. Homeowners present voiced by the following issues and concerns:

- Dog feces in public areas
- Architectural review issues
- Adhering to the codes (i.e. no trash cans in plain view of the street)
- Future use of common areas

The meeting was called to order at 7:00 PM. A quorum was present with the following Board Members in attendance:

- David Gorman, President
- Matt Schulz, Member-at-Large
- George Kyler, Treasurer
- Rob Stewart, Secretary
- Dana Tierney, Member at Large

The Board Members provided homeowners with a recap of activities from the past year and a synopsis of goals for the upcoming year, including social events and a quarterly newsletter.

Reports:

George Kyler gave the Treasurer's report and presented the proposed budget for 2006.

Matt Schulz, Chair of the Architectural Review Committee, reported that in the past year the association has received 12 applications, denied one and approved the remainder.

New Business

George Kyler made a motion to approve the proposed budget, including a reduction in level of service with Northwest Community Management, for savings of \$300 a month. Matt Schulz seconded the motion, and it was approved.

The board discussed combining the two financial statements for the association (one currently referenced as #426 Bauer Highlands and the other as #526 Bauer Highlands Limited Assessment (private streets) into one financial statement. Matt Schulz made a motion to approve the closing of the checking and money management accounts listed under #526 Bauer Highlands Limited Assessment and moving the funds to the checking and money management accounts currently open through #426 Bauer Highlands. Dana Tierney seconded the motion, and it was approved.

Election of a new Board Member was held to replace Rob Stewart. Ken Oliphant was nominated. A secret ballot was held, and Ken received unanimous approval. He will serve a three year term.

A sheet was provided for homeowners to sign up for committees: Social, Architectural Review and Common Areas.

It was decided that future homeowner meetings will be held quarterly

The meeting was adjourned at 8:00 PM.