

THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION
A Non-Profit Corporation

FIRST ANNUAL MEETING OF MEMBERS
August 9th, 2008

Meeting Place: Sue Murphy's Home

Meeting time: 10:05am-11:16am

Members Present: Susan Murphy, Lindsay Goodrich, Doreen McArthur, Erik Holladay, Don Pieske, Janis Collver, Pamela Baker, Matthew & Amy Taylor, Robert Hamel, Douglas Nowlin, & Joann Przano

Members by Proxy: Michael Manley, Jeff Egan (Westbrook Partners LLC), Andrea Ralya.

Meeting called to order by Sue Murphy at 10:05am

Interim Secretary Lindsay Goodrich called roll and collected Proxies

Interim Secretary Lindsay Goodrich collected Voting Certificates

Notice of Affidavit was presented by Interim Treasurer Dorie McArthur

It was announced that Joann, Doug, and Jan would be the inspectors for the election, all were in favor saying "I"

Introduction of the nominees to the board were made

Doug Nowlin motioned for a single Ballot. Joann Przano 2nd the motion. Motion passed.

The Board of the Westbrook Townhome Condominium Association was elected:

Susan Murphy was elected President

Erik Holladay was elected Vice President

Dorie McArthur was elected Treasurer

Lindsay Goodrich was elected Secretary

Andrea Ralya was elected Member at Large

Treasurer explained the proposed budget

Discussion of property tax, property insurance, and discussion of the budget with and without sewer took place.

A motion to approve the budget without sewer was given by Pamela Baker. Janis Collver seconded the motion. Motion passed.

Sue acted pursuant of her proxy by Jeff Egan who also wanted to approve the budget without sewer.

The President Susan Murphy added a hock Maintenance Committee and assigned tasks. Members of committee include Don Pieske, Don, Doug Nowlin, & Erik Holladay.

Brief discussion on plans to assess fines for messy lawns etc. took place

Discussed lawn care and a cleanup date in September to winterize property.

Don Pieske announced his plans to fix up the wooden garbage gates including appropriate signage for the area.

Sue will check on compost regulations of Spring Arbor Township

Announcement of the first board's meeting to be held as required in the bylaws to meet within 10 days of the first annual meeting. Meeting will be held Monday, August 11th at 7:30pm.

11:16am Susan Murphy adjourned the meeting.