

THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

A Non-Profit Corporation

MINUTES OF THE May 19th, 2009

ANNUAL MEETING OF MEMBERS

Call to order: Meeting was called to order by President Susan Murphy at 7:32 p.m. at the Spring Arbor Assisted Living Center.

Members Present: Andrea Ralya, Bill and Brenda Niswander, Blair Huff, David and Lindsay Goodrich, Beth Harshbarger, Dorie McArthur, Doug Nowlin, Erik Holladay, Heather Huff, Jan Collver, Joann Przano, Ken and Linda Gibbs, Larry and Ruth Murphy, Lisa McCurdy, Matt and Amy Taylor, Pam Baker, Paul and Sharon Bradley, Phil and Paula Moore, Robert Hamel, Susan Murphy.

Members by Proxy: Satori Corporation

Guests: Terri Zdanowitz (of All-Pro Realty), Kerry Morgan (of Satori Corporation)

Attendance:

Secretary Lindsay Goodrich called roll and collected Proxies; Secretary Lindsay Goodrich collected Voting Certificates.

Proof of Notice:

Notice of Affidavit was presented by President Susan Murphy. Notice of Affidavit of the Reminder Notice was presented by Secretary Lindsay Goodrich.

Reading and Approval of Minutes:

Secretary Lindsay Goodrich read the minutes from the August 2009 meeting. Minutes were approved.

Susan Murphy called for a Committee to approve the minutes of the May 2009 Annual Meeting.

Members Pam Baker, Amy Taylor, and guest Kerry Morgan of Satori Corporation volunteered to approve the minutes by August 19th, 2009.

Report of the Board of Directors

Erik Holladay assumed the role of Chair and recognized Susan Murphy for the purpose of giving a Report of the Board of Directors.

Susan Murphy presented the report to the members.

Presentations to the Members

Terri Zdanowitz of All-Pro Realty presented to the members. Discussion of lawn care took place.

Kerry Morgan of Satori Corporation presented. Discussion of past amounts due took place. Satori Corporation asked for forgiveness of the amount past due and proposed in the assistance of management.

Appointment of Electors:

Motion to appoint Ruth Murphy and Jan Collver as election inspectors; Motion seconded; motion passed.

Elections:

Nominees were introduced

Andrea Ralya motioned for the Secretary to enter a single ballot for the election of Ruth Murphy and Jan Collver as Election Inspectors.

All were in favor; motioned carried.

Treasurer Report

Treasurer Dorie McArthur presented the budget and on behalf of the Executive Board moved to approve the budget as recommended.

Doug Nowlin second; Twenty members were in favor and two opposed. Motion Carried.

Special Assessment:

President Susan Murphy read through roof and asphalt estimates. Discussion of the bids took place.

Susan Murphy will clarify with Billy White Roofing if the estimate would include replacing siding with shingling.

Treasurer Dorie McArthur presented the special assessment.

The Treasurer motioned for the approval of the special assessment of \$250 on June 30, 2009, December 30, 2009, June 30, 2010, and December 30, 2010 for a total of \$1,000.

Joann Przano Second. Eighteen members were in favor. Four members opposed. The Special Assessment passed.

Nominations for the Election of Board Members:

Secretary Lindsay Goodrich announced the nominees as identified before the evenings meeting with: No nominees for President; No nominees for Vice President; No nominees for Treasurer; For Secretary Lindsay Goodrich; For Member at Large Pam Baker.

President Susan Murphy called for nominations for President.

Erik Holladay nominated Susan Murphy. Susan Murphy accepted.

President Susan Murphy called for nominations for Vice President.

Ruth Murphy nominated Erik Holladay. Erik Holladay respectfully declined.

Erik nominated Andrea Ralya. Andrea Ralya accepted.

President Susan Murphy called for nominations for Treasurer.

Pam Baker nominated Dorie McArthur.

Dorie McArthur accepted.

President Susan Murphy called for nominations for Secretary. No nominations from the floor were made.

The Election:

President Susan Murphy called for nominations for Member at Large. No nominations from the floor were made.

Kerry Morgan motioned to cast a single ballot in favor of the slate of nominees. Joann Przano second. Twenty one members were in favor. One member opposed. Motion passed.

President Susan Murphy adjourned the meeting at 10:30p.m.