

**Tall Firs Condominium Association  
Annual Homeowners' Meeting Minutes**

[www.tallfirshoa.com](http://www.tallfirshoa.com)

**Thursday, March 31, 2011 at 7:00 p.m. as Amended**

Board of Directors			Staff	
P	Kai Eng, Director	Phase 1 (E)	P	Robb White, Property Manager
E	Coleen Adams (Appointed)	Phase 1 (O)	P	John Roundtree, Resident Manager
P	George Jupiter, Treasurer	Phase 2 (E)		
P	Mark Alenick, Vice President	Phase 2 (O)		
P	Phyllis Hilt, President	Phase 3 (E)		
P	Don Hilt, Director	Phase 3 (O)		
P	Mick Crawford, Secretary (Appointed)	At Large (E)		

Meeting Attendance: P = Present, E = Excused, A = Absent (E) = Term expires in even years, (O) = Term expires in odd years

**Call to Order:** The meeting was called to order by the President at 7:00 p.m. in the Cabana. Board and Staff members were introduced. The Elections Committee and Staff were excused to determine if a quorum was present.

**Minutes of Previous Meeting: MOTION:** That the minutes of the March 18, 2010 Annual Homeowners' Meeting be approved as distributed. Seconded and passed.

**Homeowners Questions and Comments:**

Various questions from homeowners were addressed.

**Attendance and Proxy Validation and Announcement of Quorum:** Robb White announced on behalf of the Elections Committee that a quorum was present.

**2011 Nominations and Remarks by Candidates:** There were no Petitions for Nomination presented.

Phase 1 (E)	Coleen Adams	(Unopposed)
Phase 2 (E)	Mark Alenick	Peggy Karpenko
Phase 3 (E)	Don Hilt	(Unopposed)
At-Large (E)	Mick Crawford	(Unopposed)

**Polls Open for Election of Directors:** Homeowners voted for Election of Directors. At the conclusion of balloting, the polls were closed. The Elections Committee, Staff and two volunteers were excused to count the ballots.

**2010 Financial Reports:** Robb White

Robb White reviewed the December 31, 2010 Balance Sheet, Budget Comparison Report, Reserve Study Executive Summary, 2011 Assessment Allocation Chart, the 2011 Budget, and Tall Firs sales information for 2010.

**2010 Major Expenditures and Association Events:**

Phyllis Hilt reviewed the Major Events during 2010 and the 2011 Maintenance Goals and Objectives. She also spoke about Disaster Preparedness and Neighborhood Emergency Training.

**Announcement of 2011 Elections Results:** On behalf of the Elections Committee, Sylvia Schulz announced the results of the balloting.

Phase 1 (E)	Coleen Adams	Re-elected by Affirmation
Phase 2 (E)	Peggy Karpenko	Elected
Phase 3 (E)	Don Hilt	Re-elected by Affirmation
At-Large (E)	Mick Crawford	Re-elected by Affirmation

**Adjournment:** There being no further business, the meeting was adjourned at 8:30 p.m.

**Recorded by:**

Mick Crawford, Board Secretary