

Curtis Pond Annual Meeting
Monday February 13, 2006
Charles Mack Citizens Center

Meeting called to order at 7:30 by President Nate Ryan

Board members in attendance: Nate Ryan; president Troy Newell; Vice President, Tony Shalchi; secretary, Emily McLain; treasurer, Denise Clark; member at large

Faith Management Services, Gloria and Leo Martinez and Angela

Nate Ryan presided over the meeting

- Introductions
- Rules for the meeting
- Denise Clark recognized the committee chairs and volunteers for their service

Nate Ryan reminded the residents that phase I, II, III were all supposed to use the one pool located on Elrosa Rd

- Splash park update,
- storage facility update,
- clubhouse update,
- second pool update with a possibility of breaking ground in 2008-2009
- Capital contribution as of 2-13-2006 is 1,523.50 This goes into reserves for future expenditures

Troy Newell, Vice President was recognized and spoke about the following:

- Reserve Account which is over \$27,000
- Vandalism and security for 2005
- Pool lights
- Pool fence
- Saved landscaping to reuse in other locations
- Playground equipment moved so we can gain a better industrial strength set with parking lot available
- Elrosa Rd sidewalks installed at NO COST to the HOA
- Speed humps installed in front of pool and we will be petitioning the city for another set for the Medelia playground location
- Insurance, we were underinsured and now with gaining of the common areas, we need adequate insurance
- Collections; \$5000 late fees, \$7000 bad debt write off
- Committees which gained traction this year, ARC, Pool, Social, Teen
- Pond and Landscape committee needs
- Newsletters; because our desire is that every resident have a newsletter we will be mailing them quarterly. Up dates on the website, www.curtispondinc.com will still be available.
- Amendments were approved

- Gloria Martinez of Faith Management Services was recognized and presented the budget line by line
- Leo Martinez of Faith Management Services was recognized and presented the need for application of ARC forms and the need to submit. He also presented the process in which each application goes through for approval.
- Complaints and Volunteers forms were also discussed

At this time, Nate Ryan recognized Tony Shalchi, head of the Election committee to present the candidates to the residents.

- Troy Newell
- Richard Anderson
- Ed Cruz
- Bob Bankhead
- Ted Januszkiewicz
- Marcia Place

Nominated from the floor by Bella Hux:

- Brad Clyne
 - Peter Russo
 - Josh McAllister
- Each candidate was given a few moments to speak. Those not in attendance were Josh McAllister, Ted Januszkiewicz and Brad Clyne.

At this time, the voting process began and the election committee including resident Graeme Myers and FMS Gloria Martinez and her assistant Angela excused themselves to count the votes.

Nate Ryan presided over the question and answer session:

Each resident was given 3 minutes to speak

- Cheryl Remetz
- Tom Remetz
- Diane
- Keith
- Marcia Place
- Melissa Grimes
- Janet Myers
- Eve Buckley
- David Coble
- Bella Hux
- Brian Collins
- Bob Bankhead
- Doug Dahlman
- Kathy Johnson

- Shelly
- Andy Hoover
- Rick Hardick
- Nicholas Ward

Each of these residents were recognized by Nate Ryan and given the opportunity to speak.

At this time the president Nate Ryan was handed the official results of the election;

The results of the election is as follows:

Troy Newell 551
Richard Anderson 17
Ed Cruz 543
Bob Bankhead 43
Ted Januszkiewicz 2
Marcia Place 37
Peter Russo 7
Brad Clyne 0
Josh McAllister 505

Congratulations was extended to the new board members and appreciation was given to those board members not returning.

Meeting adjourned at 9:30 pm