

Lexington Estates First Homeowners Association

Annual General Meeting Reconvened Minutes

February 28, 2006

1. The meeting was held at the Great Falls Library in the large meeting room. The secretary, John Small, called the meeting to order at 7:00 pm.
2. A quorum being present was also conceded by those in attendance. 58 households signed in and 45 additional proxies were counted as well. 8 households who executed proxies were in attendance leaving 37 proxies outstanding. Thus a total of 95 votes were possible.
3. The former treasurer, Mark Summerfield, gave the treasurer's report that he had prepared for the original January 17th, 2006 Annual General Meeting. He was unable to present his report in January since that meeting was immediately adjourned for want of a quorum.
4. The secretary gave the state of the association report stating that 2 directorships were vacant and that since he was moving he wished to be replaced. Thus 3 directorships needed to be filled.
5. The floor was then opened to the membership to discuss issues of concern. These included such matters as fallen trees on private property, deer hunting on common land, selling portions of the common land, community swimming pool, outsourcing management of the HOA, and entering into a community trash contract. It was explained that trees fallen on private property were not a matter for the HOA or the lands and grounds committee. It was also explained that the board had decided not to allow deer to be hunted in common areas at its November 2005 meeting. The other issues were discussed briefly. Three "Sense of the Community" non-binding votes were proposed, seconded, and conducted in regards to these remaining issues as indicated below.
 - a. Should the HOA consider purchase and maintenance of a community pool? 18 FOR; 65 AGAINST; <uncounted> ABSTAIN.
 - b. Should the HOA consider contracting with a professional HOA management company? 7 FOR; 64 AGAINST; 24 ABSTAIN
 - c. Should the HOA board be prevented from mandating the method of household trash pickup? 95 FOR; 0 AGAINST; 0 ABSTAIN.

The votes were tallied by two temporary election officers appointed by the secretary before the meeting. The membership was invited to appoint additional election officers if they so chose. No additional election officers were appointed.

With the community pool being voted down the issue of selling land was not discussed further.

6. The floor was next opened for nomination of new directors and some officers. As more people were nominated names were withdrawn leaving no contested votes. The motion to accept the given slate carried giving us the new slate of directors and officers as follows.

Directors: John McGeehan, Larry Goldfarb, Lenny Smith (to serve staggered terms of 1, 2, and 3 years as decided amongst themselves).

Treasurer: Brian Pepper

ARB committee: Brian Thompson, Jeff Rainey and Mark Toughiry

Lands and Grounds: Dev Margaf

Webmaster: Hansen Wu

7. The meeting was adjourned at 8:45 pm.