

**SOMMERALL HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE SPECIAL AND ANNUAL MEETINGS**  
**January 21, 2010**

**CALL TO ORDER**

The Special Meeting of the Sommerall Homeowners Association was held on the above date at Holmsley Elementary School on Hudson Oaks Drive. Director Havelly called the meeting to order at 7:10 pm welcoming those in attendance and introducing the Board of Directors.

**ESTABLISHMENT OF QUORUM**

Director Havelly announced those present in person and by proxies submitted did not meet quorum. At 7:14 pm Director Eiben motioned to adjourn the meeting. Motion was seconded by Director Cline. All were in favor. Meeting adjourned.

Director Havelly called the Adjourned Special Meeting to order at 7:15 pm. In accordance with the By-Laws of the Association, those present in person and by proxies submitted constituted a quorum.

Director Havelly explained that the purpose of the Special Meeting was to vote on an increase for the 2010 assessment rate. Director Eiben was introduced to discuss with the membership the indented purpose of the increase.

Director Eiben explained that the proposed increase was to continue creating enough funds to fund additional security for the community. Director Eiben explained that it may take several years of increases to reach the intended goal. Discussion continued.

Deputy Love was introduced and spoke to the membership answering questions and explaining her duties within the community.

Greg Moliere with Impact Security was introduced and spoke to the membership about opportunistic crime and ways to prevent crime in the community.

Director Havelly called for the vote stating that in order to pass the proposed increase it would take two-thirds approval of those in attendance. Vote was taken.

Director Havelly announced that there were 68 homes represented in person and by proxy at the meeting. In order for the increase to pass forty five votes in favor were required. After tallying the votes there were forty five votes in favor, thirteen votes against. Increase of the 2010 assessments passed.

**SPECIAL MEETING ADJOURNMENT**

Mr. Jackson motioned for adjournment. Ms. Pratho seconded the motion. The Special Meeting of the Sommerall HOA adjourned at 8:08 pm.

**CALL TO ORDER ANNUAL MEETING**

At 8:13 pm Director Havelly called the 2010 Annual Meeting to order stating that quorum had already been established during the special meeting.

**READING OF THE MINUTES**

Director Garland read the minutes from the 2009 Annual Meeting. A motion was made by Director Garland and seconded by Mr. Heck to approve the minutes. All were in favor.

**TREASURER'S REPORT**

The 2009 Year-end financial report and 2010-projected budget were presented. The 2010 Budget was reviewed in detail by Director Garland.

**NOMINATION AND ELECTION OF OFFICERS**

Director Havelly explained the nomination and election process noting that there were three positions open for election. Directors Eiben and Cline both sought re-election.

Director Havelly opened the floor for nominations. Mr. Raymond Kassouf nominated himself and Mr. Tom Maxwell nominated himself. With no further nominations offered Mr. Heck motioned to close the floor for nominations. Mr. Jackson seconded the motion. All were in favor.

**ELECTION RESULTS**

While the election results were being tabulated, Director Eiben introduced Bill Friend, webmaster of the Association's website and encouraged the membership to visit with him if desired. Directors Eiben & Cline along with Mr. Tom Maxwell were elected to the Board.

**ADJOURNMENT**

There being no further business to conduct, a motion was made by Mr. Cline and seconded by Mr. Jackson to adjourn the meeting. All were in favor. Meeting adjourned at 9:00 p.m.

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Signed

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Date