

SOMMERALL HOMEOWNERS ASSOCIATION
MINUTES OF THE SPECIAL AND ANNUAL MEETINGS
January 18, 2007

CALL TO ORDER

The Special Meeting of the Sommerall Homeowners Association was held on the above date at Langham Creek High School on Hudson Oaks Drive. Director Cline called the meeting to order at 7:15 pm welcoming those in attendance and introducing the Board of Directors.

Director Cline explained that the purpose of the Special Meeting was to vote to increase the assessment for 2007. Director Cline explained that the additional funds would be used towards hiring an additional deputy. Currently there is one contract deputy. He has been very effective in the community but there is a need for additional coverage.

Director Cline opened the floor for questions and discussion.

ESTABLISHMENT OF QUORUM

The representatives from SCS Management Services reported that there was not quorum for the meeting. A motion was made by Director Jackson and seconded by Ms. Shean to adjourn the meeting. All were in favor.

Director Cline called the Adjourned Special Meeting to order at 7:25 pm. In accordance with the By-Laws of the Association, those present in person and by proxies submitted constituted a quorum.

VOTING ON INCREASE

The ballots were collected once votes were cast. The decision to increase the 2007 assessments was approved by a vote of 30 for and 6 against.

SPECIAL MEETING ADJOURMENT

A motion was made by Ms. Elrod-Garland and seconded by Director Jackson to adjourn the Special Meeting at 7:35 pm. All were in favor.

CALL TO ORDER ANNUAL MEETING

At 7:35 pm Director Cline called the 2007 Annual Meeting to order.

READING OF THE MINUTES

Director Havelly read the minutes from the 2006 Annual Meeting. A motion was made by Isabelle Durham and seconded by Director Luna to approve the minutes. All were in favor.

TREASURER'S REPORT

The 2006 financial report was presented and reviewed by Director Havelly. The 2007 budget was also presented for review.

ESTABLISHMENT OF QUORUM

Quorum had previously been established at the Special Meeting held immediately prior.

NOMINATION AND ELECTION OF OFFICERS

Director Cline explained the nomination and election process noting that there were two positions open for election.

With two candidates currently listed on the ballot, Director Cline opened the floor for nominations. There were no nominations offered from the floor.

After each candidate gave a brief summary of her background and interest in the community, Director Havelly motioned to elect the candidates by acclamation. Director Luna seconded the motion. All were in favor.

PRESIDENTS MESSAGE

Director Cline stressed the importance of getting involved and asked those present to consider volunteering in the community.

OPEN DISCUSSION

Director Cline opened the floor for discussion. Several topics were discussed such as pool tag fee to help off set the cost of running the pool; inspections of back yards; curb addresses and signage for quarterly meetings. Director Cline encouraged the homeowners to bring their issues before the Board at the monthly meetings.

ADJOURNMENT

There being no further business to conduct, a motion was made by Director Luna and seconded by Ms. Shean to adjourn the meeting. All were in favor and the meeting was adjourned at 8:25 p.m.

Signed

Date