

**Turnagain View Estates Homeowners Association
Annual Meeting
January 30, 2013**

The meeting was called to order at 7 PM.

41 homeowners were present in person and by proxy.

Proof of notice - A copy of the emailed meeting notice was presented and Slivka noted 8 homeowners without emails were mailed notice.

Approval of Minutes from June 4, 2012 Meeting – Elaine Pollack moved to accept the minutes as drafted, David Frenier seconded. The minutes were approved unanimously.

Treasurer’s Report –

2012. Alex Slivka reviewed the 2012 budget. Our budgeted net loss for 2012 of (\$48,369.79) actually turned out to be (\$30,799.13). This was due to a number of items: postponement of putting in the path on Cange due to a neighbor questioning the need for a permit (\$10,000.00), savings due to our intrepid president doing some of the fence repair himself, legal fees coming in at \$34,000.00 vs. \$40,000.00 and the fact that the \$500.00 contribution to the Huffman O’Malley Community Council was not made. We had \$113,846.02 on 1/1/12 and \$83,046.89 on 12/31/12.

2013. Alex Slivka presented the 2013 budget. Allen Barnes moved to approve the budget as drafted and Elaine Pollock seconded. Discussion ensued regarding whether or not it was the municipality’s responsibility to pave the bike path from Cange. Grant Dornan initially moved we remove the \$5,000.00 budgeted to pave the path and Allen Barnes seconded. Shaun McFarlane stated he lives on Starboard and while he and his neighbors pay homeowner’s dues to TVEHA, they have no physical access to the neighborhood for walking or for their children to safely get to school due to lack of the path. Grant rescinded his amendment to remove the \$5,000.00 but it was agreed that before we pave it Alex Slivka will check with the municipality to see if the is path is a dedicated right of way. And if so, inquire as to whether they would pave it. Shaun McFarlane will check with his neighbor that was concerned about a permit to see if he is ok with the paving as a permit isn’t needed for work in this price range. The budget was passed.

President’s Report

Stadium – Alex Slivka provided an update on the stadium which is currently on hold as the Planning and Zoning Commission demands ASD to obtain noise, lighting and traffic impact studies prior to their approving the project due to the density of the

houses surrounding the South High campus. It remains to be seen if ASD will do the studies and we have offered to assist but have not heard back. Regardless, P&Z public testimony is closed so if studies were done and the stadium came before P&Z again and was approved by P&Z, our recourse at that time would be filing an appeal.

Responding to a question regarding the amount spent in legal fees, Alex explained that the \$36,000.00 spent has resulted in the separating of the baseball and football fields in the approval process, banning the lights at the baseball stadium and postponing the football stadium installation until lighting, noise and traffic surveys are done – all big accomplishments.

Election of Directors

Roger Mechon nominated a slate of Alex Slivka, Cheryl Myers and Amy Young to the Board of Directors. Elaine Pollack 2nd. No other nominations were offered from the floor and the slate was voted on with 40 in favor and 1 opposed. The slate is approved.

New Business

The issue of speed humps was raised. We approached the municipality about speed humps previously and they denied our request saying they would post a lowered speed limit by 5 mph and Chip seal the roads. They have done neither and Allen Barnes offered to follow up with the city to see where they stand.

Lighting on the bike path between Mainsail and Eastwind was discussed. Alex previously polled residents along the path and they were against lighting. But agreed to poll all TVEHA members about lighting the path. Kathy Gallagher recommends low lights with limited hours and stated she would pursue grant monies to cover the \$100,000.00 expected cost of the lights if the majority of the homeowners would like the path lighted.

Noise complaints are often not being addressed by the municipality. Complaints should be called into the Municipality at 343-4200 or emailed to go.hubbix.com and cc'ed to Alex Slivka at Slivka@gci.net so he can keep track of the complaints and the responses.

For the Good of the Order –

Thanks to all for participating in the process!

Meeting adjourned at 7:54 PM