

2011 Annual Meeting
The Villas of Chestnut Creek Homeowners' Assoc.
Church of the Good Shepherd
February 17, 2011

The Annual Meeting of the Homeowners' Association was called to order at 2:45 by President Noreen Anderson. Notice of meeting had been mailed in accordance to by-laws and a quorum was met for both owners and the Board of Directors. Other Board members present were Secretary, Whitney Armstrong, Treasurer, Larry Wills, and Directors Howard Grubb and Evelyn Marconi and Manager, Candy O'Grady.

A motion was made and seconded that we dispense with the reading of the minutes from the 2010 Annual Meeting which available in hard copy to everyone present. There were no additions or corrections and the minutes were approved.

Larry Wills gave the Treasurer's report and there were no questions from the floor or the Board.

While waiting for the votes to be counted Noreen welcomed the owners and recapped a few of the year's happenings and then opened the floor to questions.

The first item that came up was the lamp post colors in Pendleton. There are two colors being used. We were planning to have a vote to decide the color, but after some discussion brought up by Sam DeAngelo, it appears neither of the two paints Pendleton owners repainted with are the right color. Sam will look into it and report back before a decision is made on how to handle the issue. Noreen said that if you are planning to paint anything and don't know the specified product to use then you should fill out and submit an ARB request. Priscilla stated that the original post is at her address 432 Pendleton Drive.

Noreen announced the winners of the election as incumbents Howard Grubb and Larry Wills. She thanked the counters and the people who ran for the seats available. The Board will be appointing two more members at a regular meeting.

A question was raised whether the front door with a window approved on Pendleton had to be hurricane proof. It has to meet the latest law. There were three choices for the doors on Pendleton – plain, oval window and small window at top. Discussion followed.

A motion was made and seconded to adjourn the meeting. It was approved and the meeting was adjourned at 3:05.

Respectfully submitted,

Whitney Armstrong, Secretary

