

DRAKE LANDING CONDOMINIUM ASSOCIATION | **2010**
DRAFT

DRAKE LANDING CONDOMINIUM ASSOCIATION
ANNUAL MEETING
November 13, 2010

The Drake Landing Condominium Association met on Saturday, November 13, 2010, at the Wildernest Conference Center. The meeting was called to order at 10:04 A.M. The owners present or represented by proxy are listed below and constitute the required quorum. Roxy Hall-HOA Community Association Manager, Giovanni Hercules-Property Manager, represented Wildernest Property Management (WPM).

ROLL CALL AND CERTIFICATION OF PROXIES

NAME	UNIT	PRESENT	PROXY	NOT PRESENT
Drake Landing, LLC	A1		X	
Brown, Lawrence & Susan	A4		X	
Drake Landing, LLC	A5		X	
Milroy, Stephen	A6			X
Drake Landing, LLC	A7		X	
Lord, David, Wood, Venus	A8			X
Swift & Quandt	A9		X	
Davis, Bren	B1	X		
Harold Mango Trust	B2		X	
Drake Landing, LLC	B3		X	
Collins, David & Lynette	B4			X
Miller, Michael & Mary	B5	X		
Feeney, John & Rosemarie	B6			X
Drake Landing, LLC	B7		X	
Anderson, Bruce & Connie	B8	X		
Fitzpatrick, Karen	B9	X		
Garmyn, Keith	C1			X
DeSantis, Antonio & Hilda	C2			X
Davies, James	C3			X
Pico, Joseph & Kelli	C4			X
Gay, Norman & Maxine	C5			X
Grant, Jerry & Donna	C6			X
Kasjantsuk, Olga	C7			X
Crimmel, William & Bea	C8			X
Riggle, Don & Karen	C9		X	
Lynch, Martin & Jeanne	D2			X
Bennett, Willis & Terry	D4			X
Fearnow, Daniel & Megan	D6			X
Bell, Reginald & Ruth	D8			X
Drake Landing, LLC	E1		X	
Couette, Aaron	E2			X
Drake Landing, LLC	E3		X	

DRAKE LANDING CONDOMINIUM ASSOCIATION | **2010**
DRAFT

Manns, Carrie	E4			X
Drake Landing, LLC	E5		X	
William, Andrea	E6			X
Drake Landing, LLC	E7		X	
Copley, Delynn	E8			X
Drake Landing, LLC	E9		X	
Matei, Carmen	A10			X
Drake Landing, LLC	A11		X	
Strauss, Irwen & Barbara	A12		X	
Rarden, Karen Kay	B10			X
Moore, Lawrence	B11		X	
Joseph, Thomas & Jeanne	B12			X
Gildea, Ryan	B13			X
Stanar, Thomas & Linda	B14		X	
Bertoline, Brian & Sarah	B15			X
Song, Mara & Unsun	B16			X
Warlick, James Morton	B17			X
Junker, Terrence	B19			X
Hollis, James & Cara	D10			X
BJ&G LLC	D12			X
Jackson, Michael & Ann	D14			X
Overlee, Curt & Nancy	E10			X
Pathfinder Properties	E11			X
Howe, Evan & Shelley	E12			X
Pathfinder Properties	E13			X
Stasiowski, Bogusla & Alina	E14			X
CCD Realty Investments	E15	X		

RESOLUTION: Upon motion made and duly seconded and passed unanimously, the temporary chairperson for the 2010 Annual meeting is Ms. Hall, Community Association Manager from WPM.

CERTIFICATION OF QUORUM: A quorum was established by 15 units present or by proxy per the Bylaws 4.6, 25% of general community votes.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made and duly seconded and passed unanimously, the minutes from the November 14, 2009, annual meeting, were approved as presented.

FINANCIAL REPORT

The September 2010 balance sheet reflected an Operating Balance of \$9,893.03 while the Reserve Account balance was \$72,203.69.

The Board approved 2011 budget was presented. No dues increase or special assessments are budgeted for 2011.

RESOLUTION: Upon motion made and duly seconded, and passed unanimously, it was resolved to approve the 2011 budget as presented.

RESOLUTION: Upon motion made and duly seconded, and passed unanimously, it was resolved to reaffirm the collection policy for Drake Landing. The policy will address 60-day in arrears accounts by letter and a phone call to the account holder. At 90-days a lien will be filed on the property and at 120 days foreclosure proceedings will begin.

ELECTION OF DIRECTORS

Two residential Board of Directors positions are open for election. Nominees for the residential board are:

Bruce Anderson
Bren Davis
Karen Fitzpatrick

RESOLUTION: Upon motion made, duly seconded and carried by a 10-2 vote, Mr. Anderson and Ms. Davis were re-elected Residential Representatives on the Board of Directors.

Mr. Carlson resigned from the Commercial Board of Directors. Paul Dunkleman of Carlson, Carlson and Dunklemen was nominated.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, Mr. Dunkleman was elected for a two year term on the Commercial Board of Directors.

- The Board and Community wishes to thank and acknowledge the service Mr. Carlson has given to Drake Landing during his tenure on the Board.
- Mr. Carlson has offered his legal services to Drake Landing for the coming year as pro-bono work. The Board thanks Mr. Carlson for his generous offer.

OTHER MATTERS:

- A homeowner wished to thank the pet owners who are leaving the property to walk their pets. Their actions have greatly improved the appearance of Drake Landing landscape.

RESOLUTION: Upon motion made and duly seconded, and passed unanimously, it was resolved to place signage regarding cleaning up after pets as a reminder for those visitors/owners at Drake Landing that are not complying with the Rules and Regulations.

- Mr. Anderson was complimented on his service to the Board during the last year.
- Concern was voiced over the lack of response and rejection at the attempts by the members to join the Board or Committees at Drake Landing.
- Ms. Davis resigned from the Board and Nominated Ms. Fitzpatrick.
- Ms. Davis was asked several times if she would like to rescind her resignation. The resignation was not rescinded.
- The Board and Community wishes to thank and acknowledge the service Ms. Davis has given to Drake Landing during her tenure on the Board.

RESOLUTION: Upon motion made, duly seconded and passed with 7 abstentions, Karen Fitzpatrick was elected for a one year term on the Residential Board of Directors.

- A proposal to have a community BBQ on the 4th of July weekend was discussed and approved. Further details to be announced.

NEXT ANNUAL MEETING DATE

November 12, 2011, 10 A.M. @ WCC, Proceeded by the Pre-Annual BOD meeting @ 9:00 A.M.

***TENTATIVE BOD 2011 MEETING SCHEDULE**

January 5, 2011, 4 P.M. Wednesday, Location TBA.

April 27, 2011, 4 P.M. Walk-Through of property and BOD meeting, Wednesday, Location On-site

July, 2011 TBA,

October 5, 2011, 4 P.M. Wednesday, Location TBA Budget Prep Meeting

November 12, 2011, 9 A.M. Pre-Annual BOD @ WCC

November 12, 2011, 10 A.M. Annual Meeting @ WCC

Homeowners are welcome and encouraged to attend all Board of Directors Meetings.

Homeowners: If you plan to attend any board meetings, please contact your Community Association Manager, Roxy Hall, hallr@wildernest.com or 970-513-5690 so that we may prepare with the appropriate seating, materials and refreshments.

ADJOURNMENT

The attendees were dismissed at 11:16 A.M.