Cheswicke Farm East Homeowners' Association Annual Homeowners' Meeting April 19, 2005 Minutes

Date and Time

The annual meeting of the homeowners of Cheswicke Farm East Homeowners' Association was held on April 19, 2005 at 7:00 p.m. at the Franklin Fellowship Church.

Call to Order - Presiding Officer

President Greg Root called the meeting to order and presided. Pat Walker represented the management company, Timmons Properties, Inc.

Approval of Prior Minutes

A motion could not be made to accept the minutes at this time, as Timmons Properties, Inc. was not the management company when the last annual homeowners' meeting was held and did not receive the minutes during the transition between management companies.

Quorum

A quorum was established with homeowners represented in person or by proxy.

Financial Report

The financial report for the period ending March 31, 2005 was accepted as presented.

Greg Root explained in detail to the homeowners why the water bill was high, because one water meter that was not being calculated. When Mallory Valley found the water meter they had to assess for what was not calculated in the past.

President's Report

Greg Root advised he had spoken to Chris of South Land Company about what is going on with the building of the community next to Cheswicke Farm East.

South Land stated will probably be cutting through McEwan Drive in early summer. They also stated that in the late fall they will most likely begin building some of the residential properties.

Some homeowners asked to look into deterring the traffic from gathering at the end of Liberty Hills Drive.

Greg Root mentioned that South Land will be drawing up plans for the front entrances of Cheswicke East for free.

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A homeowner asked about the front entrance and when will it be landscaped. Greg Root stated the Board is looking at getting this done along with getting electricity for the other side of the entrance.

The pool is scheduled to open May 18th and close on October 18th. Langley & Taylor Pool Company will clean the bathrooms.

Greg Root mentioned that the homeowners need to contact him to get pool keys.

He reminded the membership of the community's website.

He spoke about the culverts in the backyards. Joe York did a final inspection and passed it on to the City in the fall. The homeowners were advised to call Joe York to get the culvert cleaned out. He explained that each homeowner that has a culvert in the back is responsible for half of the culvert. The homeowner is to maintain it and take responsibility for it.

Greg Root advised of the community yard sale scheduled for May 20 and 21st. It will be a joint-effort with Cheswicke Farm West for yard sales.

Election for Board of Directors

Greg Root explained that the Board needed to fill vacancies on the Board. He opened the floor for nominations. Kevin Goughary and Rodney Alexander were nominated. There was a motion made and seconded to accept the nominations and by a majority vote, both were elected to serve on the Board.

New Business

At this time, Greg Root explained to the homeowners that they would be voting on different changes for the Covenants & Restrictions and Bylaws. One would be to change the replacement of the mid-term vacancy of the Board members. Another change would be to the powers and duties of the directors. The other would be to add wording to allow portable basketball goals in the driveway. The other is to add wording dealing with nuisance animals.

As the votes were cast, there was quorum and there were 69 votes for the change to add powers and duties of the directors, there were 71 votes for the change to replacement of mid-term vacancy of the Board members. These two changes were voted in by exceeding the needed 51 affirmative votes.

As the other two changes, for the portable basketball goals in the driveway and nuisance animals, there was not a quorum present to vote to approve these changes.

The approved changes will be added to the Bylaws.

Greg Root reviewed this Declaration with the homeowners and gave his reasons as to why some of these changes should have passed.

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There was a motion made and second to strike section "f" from the motion to add powers and duties of the directors section.

A homeowner asked about section "a". Greg Root explained that this deals with rules & regulations for the common areas.

Someone mentioned the parking on the streets. Greg Root said that the City has rules & regulations regarding this and there is no parking on the streets for more than 72 hours.

There was a motion made and properly seconded to carry Bylaws that were not accepted because of a quorum on to the next homeowners' association meeting.

Homeowners mentioned three basketball goals that are in the community in concrete. Greg Root said that these will need to be addressed. As for nuisance animals, the City is reluctant to address this at this time. Greg Root felt with this new amendment, it would address it, however there was not quorum established to vote on this change.

Open Forum

A homeowner asked for a new homeowner directory.

Another homeowner asked if water pipes are making noise turning on. Another homeowner suggested adjusted the regulator to help with the noises of this homeowner.

Adjournment

At this time, there being no further business, Greg Root asked for a motion to adjourn. It was properly seconded and the meeting was adjourned.

| President | Date |
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| | |
| Secretary | Date |