

**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.

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 18<sup>th</sup> and close on October 18<sup>th</sup>. 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 21<sup>st</sup>. 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.

