

Oram Court Homeowners Association
ANNUAL MEETING MINUTES
January 31, 2005

The Annual Meeting of the Oram Court Homeowner's Association was called to order by Mark Tookey, President, at 7:20 pm. In attendance were all homeowners, with the exception of the following homeowners:

J.D. Jacobs	Unit 1
Brett Buck	Unit 4
Julie Blacklidge	Unit 3
Brian Costanza	Unit 7
Don Clary	Unit 19

The first order of business was a discussion of accounting irregularities of the OCHOA financial records. Since the Treasurer, Brian Costanza, was not in attendance, Anna Lisa Tookey, Co-President, provided a review of financial irregularities. The meeting was temporarily adjourned so that homeowners could review documentation. The meeting was then recalled to order at 8:08 pm, and a Motion was introduced to forward a demand letter to the OCHOA Treasurer, Brian Costanza, for a response to the questions surrounding the uncovered accounting irregularities. The Motion was seconded and the vote was unanimous to forward a Demand Letter. A Special Meeting would be scheduled to discuss the Treasurer's response to the Demand Letter, and a proposed plan of action would be introduced at that time.

Financial Planning: Anna Lisa and Mark Tookey, Co-Presidents, introduced the OCHOA Monthly Budget - 2005, which is attached. Tonia Cox offered a Motion to accept the OCHOA Monthly Budget - 2005, as proposed. The Motion was seconded and passed. In addition, discussion was held regarding procedures to ensure that there are no future accounting irregularities. These proposed procedures include a review of the OCHOA accounting records by a Board member at every Board meeting.

2004 Accomplishments: Sandy Bembenek reviewed the OCHOA 2004 Accomplishments, which are attached.

2005 Wish List for Improvements: Mark Tookey reviewed a listing of 2005 proposed projects, which is attached. The Board suggested that we combine the carport painting project as a community event in an effort to save funds. Discussion was held concerning hiring an outside vendor to prepare the carport for repainting, and every homeowner would be responsible for the painting of his assigned parking area on a specified day as a community project. Those homeowners not in attendance would be assessed a minimal charge for painting of their assigned parking space.

2005 OCHOA Board Elections: Elections were held for the 2005 OCHOA Board. There were three open positions for the year. Attendees voted on the open positions. The 2005 OCHOA Board consists of Anna Lisa and Mark Tookey, Karyl Leonard, Melissa McGarity, Sandy Bembenek, and Tonia Cox.

Contact List: All attendees were asked to complete a contact form.

All Agenda items being discussed, the OCHOA Annual Meeting was adjourned at 9:00 pm.