



## 2005 Annual Meeting Minutes

December 16, 2005, 6:30 p.m. • Crosby Community Center

The meeting was called to order at 6:35 p.m.

**Directors in attendance:** Julie Bell, Cassandra McGregor

**ACC members in attendance:** Wayne Niblack

**Members present:** 18 Members in attendance, including the Board of Directors. Sign-in sheet attached to and part of these minutes.

**Present by Proxy:** 3 Members represented via proxy.

**Others in Attendance:** Gina Sprinkle and assistant, representing the Managing Agent, Association Management, Inc.

### Call to Order

Due notice of the meeting having been given and a quorum being present, in person or by proxy, the meeting was called to order by Gina Sprinkle, Director of AMI - Kingwood. Cassandra McGregor recorded the minutes.

### Adopt Agenda

Brett McGregor moved the agenda be accepted as presented, a motion was duly made and seconded by Steven Ramshur and the agenda was accepted.

### Introductions

Gina Sprinkle introduced the Directors, ACC, and the representatives of Association Management, Inc.

### Year in Review

Cassandra McGregor presented a look at some POA accomplishments for 2005 including park additions such as information and "no swimming" signs, picnic tables, benches, swings, and trash receptacles; creating welcome flier, newsletter and website for communications with property owners; creating vehicle stickers for identification at park and in neighborhood; and developing procedures and forms for ACC committee use.

### Officer and ACC Responsibilities

Cassandra McGregor gave an overview of responsibilities of Officers such as attending monthly meetings, special director meetings and general duties. Wayne Niblack reported purpose of the Architectural Control Committee and responsibilities.

### Election of Directors

Gina Sprinkle requested nominations from the floor; Rhonda Niblack, Jack Campbell, Steve Ramshur, Theresa Henderson, Mike Coleman (declined), Jay Vincent (declined) and incumbent Cassandra McGregor.

**Motion 1** - Julie Bell made a motion to increase the Board from three to five members, seconded by Cassandra McGregor. Board approved.

**Motion 2** - Brett McGregor made a motion to adopt the slate of nominees, seconded by Wayne Ramshur. Approved by member vote.

2006 Board of Directors: President - Steven Ramshur; Vice President - Rhonda Niblack; Secretary - Theresa Henderson; Treasurer - Cassandra McGregor; Board Member - Jack Campbell.



### **Amendment Guideline Changes**

Cassandra McGregor presented eight line item recommendations for amendment changes. Discussion was held regarding each and members were requested to vote regarding their approval or disapproval.

Following the election, votes were tallied regarding the declaration amendments.

Line Item 2 amendment passed 45 approval votes to 7 disapprovals.

ADD:

To Section 3.21 in the list of items included in maintenance the following:

- j. Keeping the outside fence-line maintained at all times from the time property has closed for purchase.

Line Item 8 amendment passed 44 approval votes to 8 disapprovals.

EDIT:

The First Amendment, paragraph number 7 to read as follows:

Sheet metal or similar material may be used on the roof or exterior sides of any structure on a Lot other than a Dwelling, garage or carport, provided that the color of such sheet metal or similar material is substantially the same as the principal color of the roof or exterior sides (as the case may be) of the Dwelling (all as determined by the Architectural Control Committee).

### **Developer's Report**

Wayne Ramshur gave an update regarding the development throughout the community. He reported that the fountains at the entrance ponds should be in operation some time in January along with the gates at the entrance to the Estates. Three additional street lights will be added along Saddlecreek Farms drive and E. Lake Houston Parkway. He will pay for two of these and the POA will buy the other if approved by director vote. Keypad for entry gates should be installed by March.

### **Adjournment**

With no other business to come before the membership, and upon a motion duly made and seconded, the meeting adjourned at 8:40 p.m.

Minutes submitted by Cassandra McGregor, Secretary/Treasurer.