

**Country Village Homeowners Association  
Board Meeting  
Annual Meeting  
September 12, 2006**

**Call to Order**

President Larry Eirich called the meeting to order at 6:34pm. Present board members were Larry Eirich, Richard Banks, Kathy Kozik, Katherine Wells and Kim Maguire of Premier Property Management. Board member Stan Ferguson was absent. There were over 25 in attendance and by proxy. A quorum of 24 is required per the Bylaws of the Association.

**Minutes of the Previous Annual Meeting**

The members in attendance were asked if they reviewed the Minutes from the Annual Meeting in 2005. Patty Gibson motioned that we accept the minutes as written and Mel Moore seconded the motion, the motion carried.

**Resolution of Reserve Account**

Larry explained to everyone in attendance that the balance of this year's excess fund should be transferred to the reserve account so that it will not appear as profit and have to pay taxes on it. Richard motioned to transfer all excess funds to the Reserve Account, Kathy seconded the motion, and the motion carried.

**Financial and Managers Reports**

Kim Maguire presented the financials and announced we were in the whole at this time and are waiting for some funds to come in. Afterwards she went over the budget v. the actual spent to date. Roberta Breakpond motioned to accept the financials and Mike Kozik seconded the motion and it carried. Kim also spoke about Senate Bill 100 and what it has done to our association. We adopted policies and procedures that are required by law; we now have a website which is also required by law. You can visit the Country Village website at [www.countryvillagehoa.com](http://www.countryvillagehoa.com)

**Presidents Report**

Larry thanked everyone for attending the meeting and expressed that he hoped that once the painting was completed that we would be able to address items that have been put on the back burner because of the painting such as concrete work and paving.

**Election of Two Board Members**

Overview of the election process was discussed. There was a call for nominations both Richard Banks and Kathy Kozik agreed to run again as their terms were up and there were no other volunteers, nominations were closed. Both candidates declined to speak since they have already sat on the board and there were no new candidates. The selection of voting tellers was done and then the completion of ballots and the counting of those ballots took place. Ballots were counted by Sandy Baird and Roberta Breakpond.

| Board member    | Position       | Term expires |
|-----------------|----------------|--------------|
| Larry Eirich    | President      | 2007         |
| Stan Ferguson   | Vice President | 2008         |
| Katherine Wells | Member @ Large | 2008         |
| Kathy Kozik     | Secretary      | 2009         |
| Richard Banks   | Treasurer      | 2009         |

**Adjournment**

Meeting was adjourned at 7:14pm