

Byrnwyck Village
Annual Homeowners Meeting (Minutes)
October 22, 2006

A regular meeting of the Byrnwyck Homeowners Association was called to order at 4:05 p.m., on Sunday, October 22, 2006, at the home of Lee di Paci at 16302 Byrnwyck Lane. The president (Bruce Derby) was in the chair and the secretary (Betty Trava) was present. In attendance were 12 voting individuals and 11 proxies (list available through the secretary). A voting quorum was established (17 required).

Bruce indicated that the notice of the annual meeting was mailed to all homeowners more than 14 days prior to the meeting (this is a requirement of our bylaws). The minutes from the 2005 annual meeting were approved unanimously.

State of the Treasury:

The treasurer, Susan Hare, presented the treasurer's report. Sue indicated that the board of directors had voted to propose that the annual dues assessment be raised from \$300 to \$350. This would increase the general reserve fund in order to be able to resurface our roads in about five years.

It was discussed that oil prices largely determine the cost of resurfacing and the sudden surge in oil prices requires us to fund the reserve at a higher rate. Currently our reserves stand at approximately \$18K. The future road resurfacing cost is estimated to be approximately \$35-40K (that is what it would be today). With the increase in dues we will be able to fund the reserve at approximately \$3.5K annually placing us within the needed range. We will need to look closely at this estimated resurfacing cost annually to make certain that we are building the necessary reserves. A motion was made by Dick Ptomey to accept the treasurer's report including the recommended dues increase. It was seconded by Channing Applegarth and approved unanimously.

Susan indicated that Byrnwyck FY2007 dues (\$350) are due prior to January 1, 2007 (early payment is appreciated).

Election of Directors:

The nominating committee (Larry DeClercq, Susan Hare, and Patty Jeffords), spokesperson (Patty Jeffords), nominated the following board of directors slate: Channing Applegarth, Bruce Derby, Larry DeClercq, Susan Hare, Patty Jeffords, Dick Ptomey, and Betty Trava; Lee di Paci left the board. No other nominations were made from the floor. Dick Ptomey made a motion to approve the nomination committee's slate, seconded by Susan Hare. The motion was approved unanimously.

Note: following the annual meeting a directors meeting was held to elect the officers. The officers will remain the same for 2006: President – Bruce Derby, Vice President – Channing Applegarth, Treasurer – Susan Hare, Secretary – Betty Trava.

New Business:

Neighborhood cleanup: There was discussion about various items which need attention and it was decided to send a letter to all homeowners requesting that each homeowner take a critical look at his or her home to see if there are improvements that can be made (especially in the area of roof and driveway mold). But other areas may need attention as well, e.g., grass clippings should be kept off sidewalks, sod may need to be added in lawns, etc. After 60 days (roughly the beginning of the New Year) follow-up action, if any is needed, will take place.

House paint colors: There was discussion regarding whether Byrnwyck should have a covenant governing paint colors for houses and if so how to implement. Larry DeClercq and Patty Jeffords will research and submit a questionnaire to all residents.

Eagles Master Association item: Be careful with speeding along Eagles Entry Drive where there is an 18 MPH speed limit. Whether this speed limit is too slow is a matter for much debate but you should know that it is being enforced (with some small amount of leeway that is always subject to change).

Volunteer topics: There was discussion about the Holiday party last year and what to do about one for this year. Thanks went to the DeClercq's for hosting last year's party; it was a wonderful get together!

We are looking for a pot luck party location for this year – pot luck to minimize the overhead on the host. There is a possible volunteer at this point but it is not definite. So, if you would be willing to host The Party please contact Bruce Derby (920-0990) soon. Again, it would be a pot luck so as soon as we have a location we will begin requesting food volunteers.

Betty Trava volunteered to host the next Happy Hour Party in February.

Thanks went to Betty and Bruce for front entrance landscaping volunteer work. If you can volunteer for some amount of front entrance plantings or weeding and trimming assistance please contact Betty or Bruce.

Thanks also go to Bruce and the Flannery's – Ed and Ted again for helping with last year's Christmas pole decorations. Volunteers for this year would be appreciated.

Channing Applegarth made a motion to adjourn at 5:30 pm. The motion passed unanimously.