

Byrnwyck Village
Annual Homeowners Meeting (Minutes)
October 14, 2007

A regular meeting of the Byrnwyck Homeowners Association was called to order at 4:10 p.m., on Sunday, October 14, 2007, at the home of Lee di Paci at 16302 Byrnwyck Lane. The President (Bruce Derby) was in the chair and the Secretary pro tem, Patty Jeffords, was present. In attendance were 12 voting individuals. And taken together with the 10 proxies received a voting quorum was established.

The minutes from the 2006 annual meeting were approved unanimously.

State of the Treasury:

The treasurer, Susan Hare, presented the treasurer's report. Susan pointed out that our annual electrical cost for pole lighting has increased by about 300 dollars per year. Susan indicated that otherwise our expenses are in-line with the budget and that our dues will remain at \$350 for fiscal year 2008 (due date no later than December 31). Bruce indicated that he had received a quote for \$36,500 for repaving our roads. Our roads were inspected and estimated to be in good shape for a few more years. Our reserve funding, most of which is road related, should be adequate unless oil prices spike considerably; reserve funding should be examined each year with this in mind.

A motion was made by Dick Ptomey to accept the treasurer's report as presented. It was seconded by Larry DeClercq and approved unanimously.

Election of Directors:

The nominating committee (Larry DeClercq, Susan Hare, and Patty Jeffords), spokesperson (Larry DeClercq), nominated the board of directors slate: Channing Applegarth, Larry DeClercq, Bruce Derby, Susan Hare, Patty Jeffords, Dick Ptomey, and Betty Trava. No other nominations were made from the floor. Channing Applegarth made a motion to approve the nomination committee's slate, seconded by Larry DeClercq. 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 2007: President – Bruce Derby, Vice President – Channing Applegarth, Treasurer – Susan Hare, Secretary pro tem – Patty Jeffords.

Old Business:

Architectural Control Committee (ACC):

There was discussion about the Eagles Master Association (EMA) ACC use in Byrnwyck. Some villages in the Eagles have their own individual ACC's which handle the more minor items in the village (major modifications are always submitted to both the EMA ACC as well as to the individual village ACC throughout the Eagles).

Last year a questionnaire was submitted to all Byrnwyck Homeowners regarding the need for a home paint request "covenant". Additionally, other ACC type concerns were heard during last year's meeting. When the Byrnwyck Directors met later in the year and reviewed the Byrnwyck documents it was decided that having the EMA handle these and other requests through the ACC process was a good solution vs. doing it ourselves especially if the Byrnwyck Directors had the ability to influence the decisions through recommendations to the EMA ACC. In any case, our By-Laws required the EMA ACC to be involved since there was no provision for a Byrnwyck ACC under our By-Laws.

The topic will be further discussed at the next Byrnwyck Directors meeting. The new state legislation that requires the existence of an ACC Guidelines Manual for every ACC entity further complicates the issue. Also, until the EMA ACC Guidelines Manual is produced, the EMA ACC is proceeding under temporary guidelines which indicate that only what is currently in existence in the Eagles can be approved. That is, if you wanted to install the latest in pavers – iridescent rubber with tin insets – the request could not be approved until the new guidelines manual was produced (presumably the new guidelines would allow the new type of pavers).

So that there is no misunderstanding, all exterior modifications in Byrnwyck – e.g., the more minor requests such as house painting, driveway pavers, as well as the more major requests such as room additions, fences, etc. need to be requested and approved before work begins. The request form can be found at www.eaglesmaster.org. Also, the applicant can optionally request Byrnwyck director support for a request; that is, the Byrnwyck's directors will review the request and, if warranted, make a recommendation for approval. In most cases recommendation carries a lot of weight in the EMA ACC decision making process.

New Business:

Neighborhood cleanup: There was discussion about the immediate need to address certain weeding/trimming landscaping issues within Byrnwyck. Other issues such as roof cleaning also were addressed but it was decided that the weeding/trimming issues were most pressing.

Golf Course Maintenance: Dick Ptomey is going to follow-up with the golf course management regarding a pine tree behind the Haber's property bordering the golf course. It needs to be removed or cleaned up.

Neighborhood Watch Program – A motion was made to remove the neighborhood watch program signage at the entrance of Byrnwyck over the concern that it may give prospective homebuyers a false impression of neighborhood crime. Local realtors were consulted and they agreed that it sends the wrong message to passers-by. The motion carried to remove the signage (with one dissenting vote) but otherwise maintain the program.

The Holiday Party - Late breaking news! The Ptomey's at 12716 Benty Way have been gracious enough to agree to host the annual Byrnwyck Holiday Party again this year. It will be held on Saturday, December 15. Details will follow by email. Thanks again to Connie and Dick Ptomey!

Burnes Thomas made a motion to adjourn at 5:45 pm. The motion passed unanimously.