

Byrnwyck Village  
Annual Homeowners Meeting (Minutes)  
October 11, 2009

A regular meeting of the Byrnwyck Homeowners Association was called to order at 4:32 p.m., on Sunday, October 11, 2009, at the home of Dick and Connie Ptomey at 12716 Benty Way. The President, Bruce Derby, was in the chair and the Secretary, Betty Trava, was present. In attendance were 8 voting individuals. And taken together with the 12 proxies received, a voting quorum (17 is the voting quorum) was established.

The minutes from the 2008 annual meeting were read. Channing Applegarth made a motion, seconded by Susan Hare, to accept the minutes without change. The motion carried unanimously.

**State of the Treasury:**

The treasurer, Susan Hare, presented the treasurer's report. Susan indicated that our expenses are in-line with the budget and that our dues will remain at \$350 for fiscal year 2009 (due date no later than January 1). It was noted that our roads still seem to be holding up. Our reserve fund, estimated at approximately \$32.5K for the end of FY09, should be adequate with the current repaving target of \$36.5K needed in a few years.

A motion was made by Channing Applegarth to accept the treasurer's report as presented. It was seconded by Terry Grady and approved unanimously.

**Election of Directors:**

The nominating committee (Channing Applegarth, Susan Hare, and Patty Jeffords), spokesperson (Susan Hare), 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. Susan Hare made a motion to approve the nomination committee's slate, seconded by Channing Applegarth. The motion was approved unanimously.

Note: following the annual meeting a directors meeting was held to elect the officers. The officers elected for 2009: President – Bruce Derby, Vice President – Channing Applegarth, Treasurer – Susan Hare, Secretary – Betty Trava.

**Old Business:**

Byrnwyck Financial Review: Channing indicated that he was continuing to organize the effort to determine and get the work started by the individuals who would be handling the review.

Neighborhood Watch Program: Channing, who is the Neighborhood Watch Program Coordinator, indicated that virtually the entire neighborhood has signed up for the program. Channing will be distributing regular updates of the phone list during the year. This list contains the individual homeowner phone numbers, emails, as well as instructions for handling each type of NWP incident.

**New Business:**

Neighborhood cleanup: It was noted that the normal clean-up enforcement push that Byrnwyck undergoes each year, especially pressure washing efforts, was delayed this year given the water restrictions in place. However, it was discussed that certain clean-up situations need to be addressed even as we await the end of water restrictions. Dirty/moldy sidewalks and lawns overtaken by weeds are both covenant issues that are very important from the standpoint of protecting our home values. Dirty/moldy sidewalks also constitute an extra risk: the legal liability for the homeowner (the owner of the sidewalk) for allowing an unsafe condition to exist.

The Holiday Party - The Ptomey's at 12716 Benty Way have been gracious enough to again agree to host the annual Byrnwyck Holiday Party this year. Please mark your calendars for December 12. Details will follow by email. Thanks again to Connie and Dick!

Channing made a motion to adjourn the meeting; the meeting was adjourned at 5:45 p.m.