

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2013 ANNUAL MEMBERSHIP MEETING
February 26, 2013**

Call to Order:

President George Lowell called the meeting to order at 6:40 P.M. A quorum of members was established. George Lowell, President, introduced the Board of Directors. Present was Buzz Fredrickson, Annette Hollister, George Lowell, Bob Prince, Charlie Sherron, Paul Simek, and Bob Thomas. Also present, representing Villages Services, was Diane Evans, LCAM; Geri Bond, LCAM and Office Manager; and Michelle Maidlow of Michelle's Accounting and Tax Service.

Introduction of New Owners:

Doug & Penny Cross and Kitty Maybin

Old Business:

Nothing to report

Minutes: Annette Hollister

The minutes have been sent to all residents prior to the meeting; therefore, the membership decided to forego the reading of the minutes. **A Motion to waive the reading of the minutes was made by Joyce Simek and seconded by Judy Rose. MOTION PASSED.**

Committee Reports:

Financial Report: Charlie Sherron

The Board is still drawing down on the surplus of monies in the money market account. The association's budget was set at \$25,322.00 for 2013 with \$1,845.00 coming out of the CD from TD Bank to balance the budget for 2013. The \$10.00 increase in the property owner's annual fee will be used to fund the 2013 operating budget. The association was over budget in 2012, in the amount of \$1,400.00.

A Motion to accept the Treasurer's report was made by Bob Thomas and seconded by Sandy Lowell, all in favor. MOTION PASSED.

Architectural Report: Paul Simek

A reminder to all owners to keep your post lamps in working condition and lighted from dusk to dawn.

The ACB is looking for three (3) interested owners who would be willing to serve on a Hearing Committee. This committee will hear violation infractions involving owners who have gone through the letter process of violations, with a recommendation of their findings going to the Board of Directors for instituting a fine when necessary.

Please remember to keep all pool and mechanical equipment and trash cans out of view from the street. This is a violation that is often found within the community.

A Motion by Doug Cross to accept the Architectural Committee report, seconded by Jan Fredrickson, all in favor. MOTION PASSED.

Election Results:

With only one (1) member of the board leaving, Bob Thomas, and only one (1) candidate running, Jacqueline Ross, there was no need for elections. There were no nominations from the floor. The new Board of Directors for 2013 will be Buzz Fredrickson, George Lowell, Charlie Sherron, Paul Simek, Bob Prince, Annette Hollister and Jacqueline Ross. The Board would like to welcome Jacqueline.

A Motion to approve the election results was made by Pat Griffin, and seconded by Judy Nemeth, all in favor. MOTION PASSED.

New Business:

Doug Cross has agreed to work with Charlie Sherron during 2013 and run for the 2014 Board of Directors.

With no further business, the meeting was adjourned at 7:05 P.M. **Sandy Lowell made a motion to adjourn the meeting, seconded by Judy Nemeth, all in favor. MOTION PASSED.**

QUESTIONS/COMMENTS:

None

The meeting was adjourned at 7:05 P.M.

Minutes submitted by:
Diane Evans, LCAM
For Annette Hollister

Annette Hollister, Secretary

Date: