

Westmoor HOA Annual Meeting 9/10/2009

7:30 - 9:00 PM

Meeting called to order. All eligible homeowners signed in, handed in proxies, then were handed ballot(s).

- Review of agenda.
- Introduction of current board members.
- History of current board/past board for this term.
- Review of notes from 2009 board meetings.
- Opportunity for members to speak up about anything in notes - no one came forward.
- Review of the financials - Jennifer: 12110.00 approximate balance. P&L and bank statements will have to be sent to the accountant for tax filing for 2009 taxes.
- Review of unpaid dues. 8 members have not paid to date. Late fees will now be charged.
- Discussion about \$20/mo late fee charge, which is the maximum per law.
- Tom Lagno speech.
- Artie Annunziata speech.
- Nick reviewed the Proxy Forms for Validation; one form was deemed Invalid. Nick addressed it with the individual who submitted it. The Ballot associated with this Proxy was taken back.
- Review of Ballot - 4 names on ballot - Nomination Committee received those 4 names and some others who did not accept the nomination(s). The vote will be for three nominees.
- Review of Voting and after-voting activities - The three members who get the most votes will serve as the new board.
- Review of Positions/Structure of Board and Officer Positions.
- Nominee Speeches:
 - Eric Funk
 - Artie Annunziata
 - Joe Dellorfano

- Jason Stappenbeck
- Eddie Roche (nominated by Lisa Maltese)
- Tom Lagno (self-nominated)

- Voting

- Collection of Ballots

- Public counting of Ballots

- Results announced.

- New Board Members - in order of highest to lowest number of votes:

- 17 Votes: Joe Dellorfano
- 16 Votes: Eric Funk
- 13 Votes (each): Tom Lagno/Eddie Roche (Tie)

The Tie was broken by Tom, who bowed out, so Eddie will be the 3rd Board Member.

- Nick's review of current issues:
 - Covenants Enforcement
 - Management Company Overview - HRW Proposal review.
 - Architectural Control - the Developer still has control, not the HOA.
 - Cambridge Lots - can send a 30 day notice and then get someone to mow it, charge it back to Cambridge.
- Nick's closing speech.
- Meeting Adjourned.