

Hembree Creek Condominium Association
2008 Annual Meeting Minutes
Monday, November 10th, 2008 7:00-8:15 pm

A quorum of 19 homeowners and 12 valid proxies was established at 7:05 pm. The 2008 Annual Meeting for Hembree Creek Condominium Association was called to order by Victoria Boodoian, President, Hembree Creek Condo Homeowners Association.

Introduction of Hembree Creek 2008 Board of Directors, Gerri Schwartz of Working Solutions, Inc. and Michael Zenner of Weinstock and Scavo, P.C.

2008 Highlights and 2009 Goals (see attached) were discussed.

Financial Presentation was reviewed with homeowners (as of October 31, 2008)

- Operating Account (Checking): \$ 3,087.12
- Reserve Account (Savings): \$128,545.76
- Contingency Account: \$ 3,607.20
- Delinquencies as of 10/31/08: \$ 487.00
- No increase for 2009 month dues
- No planned special assessment for 2009

Discussion of Community Issues:

- Recent Amendments were discussed (Staggered terms for Board members & Audit) both of which did not pass due to lack of ballots returned.
- Reviewed Vehicle identification sticker policy
- Reviewed the no leasing policy without Board approval/hardship request. Michael Zenner gave examples of what may be considered a hardship situation. There is a formal written request form that must be used to submit a request for hardship. The Board consults with the Association attorney when reviewing these requests.
- Hembree Creek website: All home owners who are selling their unit are encouraged to contact Working Solutions to post their unit for sale on our website @ www.hembreecreek.com.
- Enforcement of covenants (architectural controls, pets, etc.... all violations result in a \$50.00 fine per incident.
- Update given on Hembree Creek Bridge Project. A resident informed everyone that they were told construction would begin on 2/1/09.
- The Board made a suggestion for a community wide holiday decorating contest, but there was not any interest from homeowners.
- Fines will be assessed for speeding in the community.
- Incidents of noise/disturbances should be reported to the Roswell Police Dept and Working Solutions.
- Please be considerate of Hembree Creek and pick up trash on property. Be sure and place trash inside the dumpster and not outside the dumpster. We have to pay to have furniture/electronics hauled to the Roswell Recycle Center or to the junkyard.

- Parking: During the holidays as you gather for parties, etc...please ask your guests to park near the dumpster or the mailbox so residents have enough parking in front of their buildings. The Board is looking into assigning parking on a limited basis by marking guest parking. Residents are limited to 2 parking spaces per unit. There is limited parking in front of buildings of 1 & 2 which does not allow ample parking spaces for two vehicles per unit. Please be considerate of your neighbors and park one of your vehicles away from the building entrance.
- Re-sales: 0 in 2008, 14 in 2007 and 18 in 2006
 - Units currently for sale: #101, 102, 212, 218,224 305, 381 and 406
 - Units under contract: none known at this time.

Election of Board Members

- Bill Ison volunteered to serve on the Board of Directors for 2009. The current four members of the 2008 Board all volunteered to serve for 2009. By a show of hands, Victoria Boodoian, Sherry Regel, Robbie Hunt, Bill Ison and David Wurtenberg were elected to serve as the 2009 Hembree Creek Condominium Association Board of Directors.

Questions and Comments

- Several attendees expressed a desire to have more community functions as a way for more interaction and involvement by the homeowners. Suggestions included picnic tables and benches set around the community and also social activities which could include a neighborhood party or bar-b-que. The Board asked for volunteers, and unfortunately, there were no homeowners interested in forming a social committee or help in planning neighborhood activities.
- A homeowner voiced a concern regarding the recent power-washing of all buildings. Victoria advised the homeowners that the property was inspected from the ground level after the power-washing was completed & it appeared that the job was performed adequately & to the Board's satisfaction. If any homeowners were dissatisfied with the outside of their unit, they were requested to advise Gerri Schwartz of Working Solutions. She contacted the power washing company to have them return and redo those areas.

The Annual Meeting was adjourned at 8:15 pm.

The 2009 Board of Directors gathered briefly immediately following the Annual Meeting to determine Officers. They are as follows:

President: Victoria Boodoian
 Vice President -Sherry Regel
 Treasurer- Bill Ison
 Secretary- Robbie Hunt
 Member At Large - David Wurtenberg

Minutes prepared by Sherry Regel, Secretary Hembree Creek HOA. Minutes revised by Victoria Boodoian, President, Hembree Creek HOA.