



THE DOWNS GRANT
Homeowners Association

Annual Meeting Minutes from January 27, 2009
7 p.m. Messiah Lutheran Church

In Attendance: Board members and About 25 Homeowners

1. Meeting was called to order at 7:08.
2. Board Secretary paraphrased minutes of last Annual Meeting and asked for approval from homeowners. Moved and passed.
3. President Gary Lewis talks about the election of officers. Two board members will be stepping down. He stresses the importance of election from the membership.
4. Lewis talks about the major project of 2008 the silt pond fill- in. He says Rick Romanoff found a contractor who would give us a good deal if he could do the work on his down time. This has seemingly delayed the project but we got a good price.
5. Gary Lewis outlined the problems of dealing with the rental properties and avenues available to work with them.
6. Treasurer Rob Rohlman reviewed the financials. A question was asked as to why dues were raised. He referred to the 6% clause in the CCR's. One homeowner asked about the assessment. Gary Lewis stepped in to address the necessity of updating and replacing 30 year old signs at the entrance.
7. A discussion followed involving the membership concerning problems with rentals and speeding in the neighborhood.
8. Don Pirko volunteered to serve on a committee to improve the entrance.
9. President Lewis asked for bids for Grounds Maintenance.
10. The floor was opened for volunteers to fill the two openings for board members. Ray Dinello and Don Pirko agreed to serve. A motion was made to close the nominations. The membership voted to elect these two homeowners to the board.
11. A Motion was made for adjournment. It was seconded and passed.

Respectfully submitted,
Paul Gelsleichter, Secretary