



THE DOWNS GRANT
Homeowners Association

Annual Meeting Minutes

Thursday January 28th 7:00 p.m.

Messiah Lutheran Church

In Attendance: Board Members and about 20 Homeowners

1. Meeting was **called to order** at 7:05.
2. **Minutes** from 2009 meeting were read and reviewed. All were approved unanimously.
3. **President's Review and Recap** – President Ben Allison reviewed the new dues collection policy. He said lawyers advised that the best method was to force foreclosure, but most homeowners pay dues owed before that happens.
4. The **Violation Policy** - based on a plan used in Raintree is helping the board enforce the CCR's. This was spearheaded by Don Pirko. It has been very effective in helping us rid the neighborhood of trailers being parked in driveways and in front of homes.
5. **Board Accomplishments** – 2009 - Better Communication by letters and website – Ben Allison
 - a. Silt Pond Completion
 - b. Common Area Maintenance
 - c. Clean up Day
 - d. Playground security
 - e. Front entrance upgrades – thanks to Bill Hall for sign
 - f. New Website
6. **Treasurer's Report** - Rob presented two handouts a monthly cash flow report and a 2010 estimated operating budget and reviewed these reports (attached).
7. **Website presentation** – Ray Dinello director of communications narrated a *Power Point* presentation highlighting the new features of the community website. He stressed to homeowners the importance of signing up so they will receive important communications from the board. A copy of this presentation is available on the website. Ray was thanked for the great job he did on the website in 2009.
8. **Election of Board Members** – Three new board members were elected.
9. **Survey of 2010 Project Priorities** – a survey of possible improvement projects was handed out and those present were asked to prioritize in order of importance.
10. Call for **Old or New Business** - none
11. The meeting was **adjourned** at 9:00.

