

**TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION**  
**2007 Annual Meeting**  
**February 10, 2007**

Gary Geist called the meeting to order at 11:00pm.

**BOD present:** Gary Geist, Michael Slade, Jeannine Southers and Mike McClellan. Also present were 61 homeowners and Connie Fletcher, BOD secretary.

**President's Greeting:** Gary Geist introduced the Board of Directors, and welcomed and thanked homeowners in attendance. The following newcomers were announced and/or introduced: Jim and Candy Abbott, Joe and Sarah Bright, Dominic and Lynn Camasso, Greg and Lynn Catt, Mike and Judy Davis, Jay and Karen Donovan, David and Debbie Dix, William and Linda Dunne, Bob and Jackie DePuyt, Bud and Jeanette Mendence, Vern and Shirley Pherson, Robert and Roberta Renk, Vinh and Sue Phan, Catherine Thayer, Neil McKenzie and Jack and Paula Zellers.

**Approval of Minutes from 2006 Annual Meeting:** Bill Hay moved to accept the minutes as written. Chuck Lillie seconded the motion, which carried unanimously.

**Members of the Board of Directors:** Gary Geist assumed the position of President, replacing Jennifer Laucks after her resignation on August 3, 2006 due to relocation. At that time, Mike McClellan agreed to assume role of Vice President, replacing Gary Geist, until February 10, 2007. Effective February 10, 2007, Andi Korte agreed to assume the position of Vice President, replacing Mike McClellan who remains BOD Treasurer. Also on November 2, 2006, Michael Slade was named a BOD Director. Catherine Lillie resigned as secretary on August 3, 2006; Connie Fletcher assumed this position effective November 2, 2006.

Gary Geist asked that homeowners consider volunteering for a term on the BOD since he and Andi Korte will have fulfilled their terms, effective February 2008.

**2006 Profit and Loss Report:** Gary Geist reported that the association continues to be in a good financial condition. The Master P&L for 2006 reflected a net income of \$5,396.15. The balance sheet as of December 31, 2006 reflected restrictive funds balances of \$11,519.27 for Glen Moor and \$20,364.37 for the Master Fund.

**2007 Budget Proposal:** Gary Geist reported that annual dues income remained the same as dues in 2006 (\$350 per lot). As of February 5, 2007, there were seven open invoices; reminder letters will be mailed. Lack of response could result in an additional assessment to those delinquent homeowners.

The overall net increase over the 2006 Budget is \$1,018, and included the following:

- 6001. “Utilities/street lights” was increased by \$200 due to increased power costs. This raised questions since the Town of Southern Pines reportedly assumed all costs for street lighting in Talamore.
- 6010. “Common Area Maintenance” was increased by \$768 as determined by the CPI of Small Southern Towns, and required by our maintenance contract (3.7% annual increase). The area between Midland Road and Scots Glen Drive is not included in the common area maintenance.
- 6200. “Management Fees” were increased by \$50 in accordance with our management contract.

Roger Dreisbach motioned that the budget be accepted. Dan Pajak seconded the motion, that carried unanimously.

**Current BOD Initiatives:**

1. Talamore Pool Recommended Improvements: In August 2005, the BOD provided to management a list of suggested improvements and issues of concern about the pool. Most issues have been corrected. We have received a promise that new pool furniture will be ordered when furniture for the new Mid South pool is ordered. Attendees expressed continued concern about pool maintenance, mold issues in the cabana, and the desire for replacement furniture in the cabana (the sofa has a broken arm). Gary Geist advised that the pool area is part of the golf course and is not mentioned in the maintenance contract.
2. Condition of Undeveloped Lots: In November 2006, Mike Slade and Jeannine Southers visited all the undeveloped lots and provided a comprehensive report of their appearances. The BOD intends to send letters to the owners of lots that are unattended and unsightly requesting action to comply with the standards outlined in the Talamore covenants.
3. Mosquito Problems in Areas Near Wetlands: Several homeowners expressed not being able to sit out on their decks/patios due to the incessant swarms of mosquitoes and insects. The BOD will request management to ensure insect and pest control measures are carried out in accordance with the maintenance contract.
4. Pond at #18: The BOD will request management to continue to clean up and maintain the pond and surrounding area. Homeowners reported that the fish are gone and have not been replaced due to outsiders fishing and not returning the fish to the pond.

**NOTE:** The mosquito/insects problem and the pond and surrounding area will fall under adherence to environmental laws. The BOD and ARC will work together to determine what may be allowed vs. what may not be allowed under the maintenance contract and EPA.

5. Periodic Informal Golf Information and Guidance: John McDougald has been informally approached regarding this suggestion. The BOD will request the Golf Committee to pursue.
6. Running Water Restrooms on Course: We understand that restrooms may be installed on each course during 2007.
7. New Development in Talamore: There was discussion about Robert Levy's plans to build patio or other homes along #8. John McDougald informed the BOD that, at this time, Mr. Levy does not intend to build additional homes at Talamore before 2012.

Other Inquiries by Attendees:

- The trash dumpsters in the Talamore clubhouse parking lot are an eyesore. The BOD will again discuss with Management the possibility to 1) build an enclosure, or 2) change the location to a less visible site.
- There is a "dip" in the pavement at the Knoll Road entrance that should be addressed. The BOD will report the problem to the Town of Southern Pines.
- In response to an inquiry, homeowners were advised that mailboxes belong to homeowners and should be maintained accordingly with new black paint when required. It was stated that llama and house number decals are available at the clubhouse at no charge. The BOD will confirm the availability of the decals and provide status to the homeowners.
- Golf Course Appearance for Resort Visitors: After hearing comments from attendees regarding the condition and appearance of certain areas of the golf course such as the pond, the pool and cabana area, and the dumpsters in the parking lot, a suggestion was made to survey resort visitors for a reading on outside views of the golf course property and amenities. Gary Geist reminded attendees that the BOD is in place to make positive recommendations to the management. The BOD will discuss these matters and determine the appropriate course of action.

**Architectural Review Committee Report:** Connie Fletcher introduced members of the ARC (Ron Callahan, Vera Stafford, Vic Weinrich, Jack Zellers and herself). She reported that the ARC reviewed 11 applications during 2006, which included new home construction and landscaping and a variety of requests from existing homeowners.

For the benefit of information to attendees, she noted that only 12 undeveloped lots remain in Talamore; there were 12 new property owners during 2006; five new homes were constructed in 2006; and eight properties are currently on the market for sale (resale and vacant lots).

Copies of the ARC Master Guidelines were republished during 2006, and distributed to all property owners. She reminded everyone that, in the event of a resale, the book should remain with the property. Connie thanked Chuck Lillie for his invaluable contribution to the publication, and his tenure as Chair of the ARC.

**Other Business:**

Gary Geist asked for recognition and appreciation to:

- The ARC for the publication and distribution of the ARC Master Guidelines.
- The Holiday Committee (Brenda Geist, Linda Martin and Jeannine Southers) for the great Christmas Party at the Pinehurst Members Club.
- Annie Hallinan for providing and planting flowers in the island at the Knoll Road entrance.
- Well done and a big thanks for all the homeowners who supported the US Kids Golf Tournament at Talamore and at the Pinehurst Club providing parking control in support of Andi Korte's Communities in Schools program.

**Closing Comments:** In closing, Gary Geist noted the importance of communication between the BOD and all property owners, and asked that changes in telephone numbers and/or email addresses be provided to the BOD. Jay Donovan asked the BOD to consider publishing a quarterly newsletter to all property owners. Gary Geist stated that the BOD would take this suggestion under advisement.

**Adjournment:** Carol Hay motioned that the meeting adjourn. Brenda Geist seconded the motion that carried. The meeting adjourned at 11:55 am.

**ACTION ITEMS:**

6010. “Common Area Maintenance” Responsibilities for maintenance of the common area between Midland Road and Scots Glen Drive is not clearly understood.

**ACTION TO BE TAKEN: The BOD will review the management contract, consult with Management and inform homeowners.**

6001. “Utilities/street lights” was increased by \$200 due to increased power costs. This raised questions since, some years back, the Town of Southern Pines reportedly assumed all costs for street lighting in Talamore.

**ACTION TO BE TAKEN: Check on this item; it may be for entrance lighting, rather than street lighting.**

Pavement “Dip”: There is a “dip” in the pavement at the Knoll Road entrance that should be addressed.

**ACTION TO BE TAKEN: Check with Town of Southern Pines road maintenance division.**

Periodic Informal Golf Information and Guidance: John McDougald has been informally approached regarding this suggestion.

**ACTION TO BE TAKEN: The BOD will request the Golf Committee to pursue.**

Golf Course Appearance for Resort Visitors: After hearing comments from attendees regarding the condition and appearance of certain areas of the golf course such as the pond, the pool and cabana area, and the dumpsters in the parking lot, a suggestion was made to survey resort visitors for a reading on outside views of the golf course property and amenities.

**ACTION TO BE TAKEN: The BOD will review the following issues and determine appropriate action for each:**

Mosquito Problems in Areas Near Wetlands: Several homeowners expressed not being able to sit out on their decks/patios due to the incessant swarms of mosquitoes and insects.

Pond at #18: Homeowners reported that the fish are gone and have not been replaced due to outsiders fishing and not returning the fish to the pond

Talamore Pool: Attendees expressed continued concern about pool maintenance, mold issues in the cabana, and the desire for replacement furniture in the cabana (the sofa is broken in several places). Gary Geist advised that the pool area is part of the golf course and is not addressed in the maintenance contract.

Trash dumpsters: The trash dumpsters in the Talamore clubhouse parking lot are an eyesore.