

TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

February 9, 2008

The Annual Meeting was called to order at 11:00a.m. by Gary Geist.

BOD Present: Gary Geist, Mike McClellan, Mike Slade and Jeannine Southers.
Also present was Connie Fletcher, Secretary.

Attendees: 41 attendees, representing 26 households of 87 properties (23.5% of total)

President's Welcome: Gary Geist introduced and thanked the members of the Board for their active participation.

- Andi Korte since 2005
- Mike McClellan since 2006
- Jeannine Southers since 2006
- Mike Slade since 2007

Gary Geist and Andi Korte have fulfilled their three-year terms, and Mike Slade will be moving to Mid South during the coming month. Accordingly, three nominees will replace these directors. Mike McClellan and Jeannine Southers have been on the Board for two years and will remain as directors for the coming year.

Candy Abbott, Jay Donovan and Stephen Moore have been nominated to replace the three departing directors.

Gary Geist welcomed homeowners who moved into Talamore during 2007: Dominic and Lynn Camasso, Doug and Trish Campbell, Bill and Clare Leach, Tony and Gloria Tarver (house nearing completion), Randy and JoAnn Turner, David Wiggins (spec home), Rich Williams, and Bill and Jennifer Lawson.

Approval of 2007 Annual Meeting Minutes: Mike McClellan moved to accept the minutes as written. Candy Abbott seconded the motion, which carried unanimously.

2007 Profit & Loss Report (through December 31, 2007): Gary Geist reported that the association continues to be in good financial condition. He noted that 6001/Utilities and Street Lights reflects reimbursement of the overcharges noted after Roger Dreisbach's and Betsy McDougald's investigation of this line item discrepancy from the 2006 Annual Meeting. The association had a net income of \$7,665.09 for 2007. Funds are still being received (there remains outstanding annual assessments from four homeowners).

2008 Budget Proposal: Gary Geist reported:

- 4010 Annual Assessments: 87 lots x \$350.00
- 6001 Utilities & Street Lights reduced to \$420
- 6010 Common Area Maintenance increased by 3.2% in accordance with the maintenance contract
- 6200 Management Fees increased by \$50 in accordance with the management contract
- 6025 Master Reserve Expenses indicates \$1,926 available for unbudgeted expenditures

Brenda Geist motioned that the 2008 Budget be accepted. Paula Zellers seconded the motion that carried unanimously.

Completed BOD Initiatives and Action Items: Gary Geist reported on the improved communications with homeowners and Talamore management that included:

- Detailed information provided at the February 10, 2007 Annual HOA meeting
 - March 4 distribution of February 10 annual meeting minutes to homeowners
 - April 6 letter to Bob Levy
 - April 26 letter to John McDougald which listed actions from the annual meeting and recommended common area maintenance actions, including photos of problem areas
 - Development of chart to track progress of corrective actions/results of meetings with John McDougald on BOD recommended improvements. The chart was distributed to homeowners November 1, 2007
 - Development of the Homeowners' Suggestion Form to document recommendations, problems and recommended actions for the BOD, also distributed November 1
 - Responsibility of purchase of mailbox decals shifted to homeowners
 - Distributed 3 updates to the Talamore homeowners' listing
- Significant action items (not common area maintenance) resolved in 2007
 - Utilities/street lights overcharges: Roger Dreisbach investigated and Betsey McDougald followed up; overcharges were reimbursed
 - Dip in roadway at Knoll Rd entrance: repaired by Southern Pines Highway Public Works Dept
 - Pool and Cabana Issues: Pool: new furniture, safety items and maintenance upgraded; pool drain line repaired and discharge extended outside fence. Cabana: broken furniture removed, inoperative screen doors removed, fans repaired, carpet and interior cleaned
 - Parking lot: dumpsters enclosed; storm drain cleared
 - Talamore pond (18th fairway): weed growth curtailed/cleared

- Unresolved/pending issues:
 - Mosquito problems near wetlands: Golf course maintenance does not address this problem; they have never sprayed for mosquitoes
 - New shrubs for: intersection of Scots Glen and Talamore Drive/Knoll Road entrance island

Chuck Lillie agreed to look into Federal environmental guidelines regarding wetlands in an effort to determine if homeowners can take any action
- Common area maintenance issues: Talamore management has satisfactorily corrected, or they are addressing, all the BOD issues except the mosquito problem as noted above.
- Clean up of undeveloped lots: A survey of undeveloped lots was conducted and a listing of those considered in need of clean up was developed. There were nine lots requiring work and letters were sent to the owners. Current status:
 - seven owners responded
 - three owners made their own arrangements and the lots were cleaned
 - four owners requested estimates for clean-up by contractors identified by the BOD; all four have accepted the estimated costs and three of those lots have been completed; clean-up of the fourth lot will commence soon
 - Additional letters are being sent to the two owners who have not responded.

Architectural Review Committee Report: Connie Fletcher, Chair of the Talamore ARC, reported that the ARC reviewed 13 applications during 2007, which included two new home construction and landscaping. Also reviewed were applications for replacement of driveway material, revised or additional landscaping, a new patio, screening of an existing porch, approval of exterior paint color, and request to remove a tree.

She also informed attendees that there remain 10 undeveloped lots, and there are currently five properties for sale.

Election of Three Nominees to the BOD: Ballot forms were distributed to attendees for the election, noting only one vote per household. The ballots were counted and all three nominees were elected. Election of officers will occur at the meeting of the new BOD immediately after the conclusion of the Annual Meeting.

Other Business: Gary Geist advised that he had received an inquiry from a homeowner regarding the Talamore WESTSIDE Homeowners Association, and provided the following history:

The original development plan had two phases for Talamore: an **Eastside** and a **Westside**. The following are quotes from “State of the Club” addresses provided by John McDougald and Bob Levy:

Jan '01 “What is going on with further development at Talamore on the “East Side”?”

From Bob Levy: “For those of you unfamiliar, the **East Side** of Talamore runs along the back nine. It is comprised of four distinct subdivision parcels as well as a series of estate lots along the future main road. The total density for the **East Side** is 186 units. In all probability, these development parcels will be developed with high density product line such as town homes or “zero” lot line patio homes. Talamore has made the corporate decision not to develop these areas itself as it has done on the **West Side**. Rather it is Talamore’s intention to either sell or joint venture these parcels with a third party developer who would handle all development responsibilities for roads, housing, etc.”
 “It is our intention to have the **East Side** have their own Association with their own ARC. This new association would be formed when a joint venture partner or third party developer is identified”

Jan '02 “Handover of the “West Side” HOA to the residents”

Additional HOA news relates to the handover of the Association from the Declarant to the homeowners. This is a process that takes place normally after a specific time period after initial development begins or completion of 75% of the total amount of units to be developed. In our case we will hit the time frame period in another 18 months or so..... Because of these facts, I have made the decision to “start the process” of the handover which I am targeting to take place towards the end of next year prior to the 2003 billing process.

Feb 8, 2003 Minutes of Talamore Westside Homeowners Association Annual Meeting includes the following: ” Bob Levy stated that originally the plan was to have the entire area of Talamore be represented by one association. However, the 87 units on the west side of Talamore are completed. Therefore, it is time for the developer to step aside. A transition time will take place this year as to utilities, administrative, legal expenses, etc.”

The bottom line is that the HOA title has been “**Talamore Westside Homeowners Association**” since it was turned over from the declarant in 2002. Bob Levy had planned to develop East Side with a third party. It may be that, because sewage lines for the East Side development would be required to run under the reservoir, plans were put on hold. Although the East Side development has not occurred, use of the term “Westside” was not necessary, but it is the **correct** terminology and will be used henceforth.

President’s Closing Comments: Gary Geist thanked and complimented the homeowners who contribute to making Talamore the best it can be by keeping their properties looking great, helping their neighbors in need of assistance, contributing to social events, the committees for golf, Glen Moor management, ladies’ luncheons and the book club, volunteering for the golf tournament, mentoring in the schools, contributing to charities for the needy like the Empty Stocking Fund, volunteering at the hospital, Red Cross running the ladies’ bridge group, and the annual Christmas Party, and many other worthwhile contributions. He gave recognition to the ARC for their efforts in maintaining Talamore’s high community standards, and a personal thanks to members of the Board of Directors for this past year’s accomplishments.

Moving forward with an agenda for the new BOD, Gary Geist reported that he had exchanged emails with John McDougald, who provided the following club information updates:

- **Talamore common area improvements.** Currently Bob Levy is working with a landscape architect on refreshing the Talamore entrances (including the Knoll Road entrance). The first set of plans should be delivered to Mr. Levy by the end of February. John McDougald will advise the BOD as the work progresses.
- **The common area between Glen Devon lots and the 5th hole.** At this time the bunker on #5 and the drainage are being rebuilt and the love grass project will follow the completion of the bunker and drainage project, with a projected completion date of March 1st. This referred to our request for routine maintenance of areas bordering the golf course.
- **Status of Bunker renovations:** Bunkers are part of the club's winter projects. The staff has just finished renovating the 18th tee box and cart path and is now working on bunkers. They are currently working on hole #5 and plan to continue bunker work until spring.
- **The Pool Cabana:** The club has finalized plans to add an additional 2000 sq. ft. to the cabana. The original bid for the cabana addition was quite high, and they are currently having other builder bid the project. The club hopes to break ground this fall, after golf season.

Adjournment: Jeannine Southers motioned that the meeting be adjourned. Cookie Dreisbach seconded and the motion carried. The meeting adjourned at 11:56am.