

**Talamore Westside Homeowners Association**  
**2005 Annual Meeting**  
**February 5, 2005**

Jack Palmeri called the meeting to order at 11:05 am.

**BOD Present:** Jack Palmeri, Carol Hay, Jack Welch. Homeowners – 28.

**President's Greeting:** Jack Palmeri introduced the board members, remarking that 2004 had been a pleasantly quiet year. Also announced was that Carol Hay and Jack Welch were leaving the BOD after serving for three years. Noted as well was that Jack Presson, president, had resigned in November as president due to pending surgery. Jack Palmeri expressed thanks to Jack Presson, Carol Hay, and Jack Welch for their years of service on the board. Also thanked for their assistance were John and Betsy McDougal and Laura Kite.

The following newcomers were announced and introduced if present: Paul and Becky Jett, Steve Kahn and Kara Popke, Tracey and Elise McInnis, Stephen and Jeanette Moore, David and Marianne Pajak, Michael and Sally Tile, Joe and Jean Villani, and Ron and Xuan Callahan.

**Approval of Minutes from 2004 Annual Meeting:** Bonnie Wolfe moved we accept the minutes as written. Dan Pajak seconded the motion which passed.

**Election of Two Members of the Board of Directors:** The nominating committee of Jack Presson, Jack Palmeri, and Connie Presson nominated Gary Geist and Andy Korte to the BOD for a three year term starting in 2005. By written ballot Gary Geist and Andy Korte were elected.

**2004 Profit and Loss Report:** Jack Palmeri presented the key points in the 2004 Profit and Loss statement. There were no questions or discussion.

**2005 Budget Proposal:** Jack Palmeri stated that income from dues remained the same as in 2004 (\$350/lot). For 2005 \$8479.00 is the amount in restricted funds. Improvement of the Talamore entrance sign is an anticipated expense. The HOA expense would be 25% of that cost. As determined by the CPI of Small Southern Towns fee increase in the maintenance contract should be about 1.7%. Jack Palmeri anticipates that the management maintenance contracts will be signed in the near future.

In answer to a question from Mike Jones, Jack Palmeri explained the difference between the management contract and the maintenance contract. Bonnie Wolfe asked for clarification as to what costs were covered in the management contract. Jack listed the services. In answer to a question from Chuck Lillie, Jack explained that no cause was needed for either party to cancel the management contract. Jack Welch motioned that the budget be accepted. Roger Dreisbach seconded. The motion carried.

## **Committee Reports**

ARC: Dan Pajak gave the Architectural Review Committee report, stating that a variety of requests were reviewed in 2004.

1. Exterior work: Painting, resolution of water run-off, screening of mechanical equipment.
2. New building requests were approved for Lot 116 McNish and 102 McNish. One new building request is on hold, and one request was withdrawn.
3. Official registered guidelines and restrictions: There has been some confusion in regard to which version of the Talamore Guidelines and Declaration of Restrictions and Conditions are binding. The 1993 Guidelines are the ones to be followed by the ARC. Questions that arise concerning the 1993 Guidelines will be referred to the BOD by the ARC. Dan Pajak informed the homeowners present that some copies of 1993 Guidelines were available if needed. He said that Carol Hay and Jack Welch have volunteered to study the feasibility of merging the 1993 covenants with 1997. House plans for all homes are being archived by the ARC and stored by Roger Dreisbach.

Social Committee: Jack Palmeri informed the group that there is no Talamore social committee. In general discussion, Cookie Dreisbach said that Talamore – Mid-South have combined to form the House Committee. Jack Palmeri thanked Mike Jones and Jennifer Laucks and the two members from Mid-South who were the Christmas Party Committee for planning a very successful event. He added that the Club at Mid-South might be completed for the 2005 Christmas party, but contingency plans were being made as the event requires long range scheduling.

**Other Business:** Jack Palmeri said that Bob Levy had asked for only a minor change in the maintenance contract. He also said that in the management contract, Bob Levy asked for a 10 year contract with a 6 months termination clause for either party. These contracts were approved by the HOA Board. Jack Palmeri commented that fees charged by Bob Levy were less than other companies contacted, and he anticipates the contracts to be signed in the near future.

In general discussion Jack Palmeri explained that Laura Kite, accountant, is an independent agent, and that her fees are charged on as needed basis.

**Adjournment:** Adjournment motion was made by Carol Hay and seconded by Mike Slade. The motion carried. The meeting adjourned at 11:25 am.