

**CAMPUS EAST COMMUNITY ASSOCIATION
ANNUAL MEETING
NOVEMBER 2, 2017
HERITAGE UNITED METHODIST CHURCH**

Meeting was called to order at 7:04 pm by Jeffrey Coleman, President. Board members present were as follows: Jeffrey Coleman, Gladys Sumner, Roger Durity, Heidi Vera, Robert Vera, and John Graveno. Board members not present: Jeffrey Lawn and Andy Duncan. Also present was Michelle Jeter, Office Manager; Charles Robey, Inspector; Jeanne Lauer, Association Attorney; and Craig Ward, UPA Representative

Homeowner's Forum

Homeowners Present: 5574 Campus Drive, 5606 Campus Drive, 5517 Del Park Avenue, 5531 Old Guard Crescent, 5605 Rycroft Court, 856 Tuition Drive, and 913 Wilcher Way

5574 Campus Drive: Just Observing

5606 Campus Drive: Just Observing

5517 Del Park Avenue: Homeowner dropped off ballot and left

5531 Old Guard Crescent: Just Observing

5605 Rycroft Court: Mr. Baker wanted to know how many units were in the Association and how a quorum is established for the Annual Meetings. He also wanted to know if there is a general checklist that is used during the inspections. Michelle, the office manager, informed Mr. Baker that there were 905 units and the quorum for the annual meeting is 1/20th of the homeowners within the Association. Charles, the inspector told Mr. Baker that there is a checklist that he utilizes during the inspection for all homes within the Association.

856 Tuition Drive: Mr. Hester wants to run for the 2017 Election for the Board of Directors

913 Wilcher Way: Ms. Reeder had a question about the party wall fence and who was responsible for repairing it. The inspector, Charles told Ms. Reeder that it is the equal responsibility for both homeowners on each side to repair it unless it was damaged due to the negligence of one of the homeowners.

President's Report

Jeff Coleman reported that the Board had completed a few accomplishments during the year 2017. We purchased new security equipment with SimpliSafe and switched the monitoring; doing so allows for us to save at least 60% in the yearly expense. We also removed 10 trees around the swimming pool/office area that will help to decrease the

pine needle build-up. Finally, the Board was able to provide security at the playground to ensure the safety of the Campus East residents. Some of the goals for 2018 are to continue working on the plans for the extension on the office building and also to get the final resolution on property/common areas that were not turned over to CECA by the builders.

A quorum was established by the number of homeowners present and proxies counted.

Jeff introduced the 2017 Nominating Committee, who was Mary Lou, Gladys, and Robert.

Nominations from the Floor

Jeff requested nominations from the floor. There weren't any new nominations. Jeff introduced the nominees for the 2017 election who were Roger Durity, Robert Vera, and James Hester. **A motion was made and seconded to accept the nominees for the new board members for the 2017 election. All in favor; motion passed unanimously.**

Approval of 2016 Annual Meeting Minutes

A motion was made and seconded to waive the reading of the 2016 Annual Meeting Minutes. All in favor; motion passed unanimously.

A motion was made and seconded to approve the 2016 Annual Meeting Minutes. All in favor; motion passed unanimously.

Security Report

Officer Gooch stated that the main issues within the neighborhood were car break-ins. It is best that homeowners/residents always keep their doors on their homes and cars locked at all times. Most of the time it is either teenagers or homeless people that like to go into people's cars.

Treasurer's Report

Craig stated that the Association has done very well financially during the year. Fortunately, we started seeing some of the dues that we were owed from previous years. Craig stated that if the Association continues doing what they are doing, then we should see the numbers continue to grow each year which will definitely be a plus.

Manager's Report

Michelle stated that there were a total of 296 inspections completed during the year 2017. 275 of those inspections have been completed; 6 have been sent to the attorney; and 15 are still open. Michelle also wanted to remind everyone of the December Board Meeting on Thursday, December 7, 2017 at 7:00 pm in the Campus East office. The final numbers

for the swimming pool this year were around 1,600 patrons and \$1,130.00 in guest pass income. I do believe that we had more patrons attend however; I did not receive all of the sign-in sheets from the lifeguards. Finally, as of October 31, 2017, we received \$194,377.67 in Association Dues. 866 homeowners have paid their dues. This time last year we received \$191,606.33 in Association Dues.

ACC Report

Robert stated that everything for the ACC continues to run smoothly.

Election Results:

Robert Vera
Roger Durity
James Hester

Motion made and seconded to adjourn the meeting at 7:30 pm. Motion passed unanimously.