

Waterleaf Homeowners Association

Annual Meeting Minutes

March 31, 2011

With quorum being established in person or by proxy the meeting was called to order at 7:36 p.m.

Karen Hibpshman introduced herself and her assistant JJ Banks, and then two members of the KB Board, Roger Arriaga and April Miertshin. Karen gave a brief overview of Alliance and her role as the community manager. She also went over the financials for 2010 and projected 2011 financials.

The minutes from the last annual meeting (2010) were approved.

Homeowners Concerns:

- Baby Pool.
- Restrooms are the pool are locked
- Adding a second gate
- When will the pool open-Karen said the pool would open the first week in May and stay open until October.
- Homeowners would like pet owners to clean up after their pets-Karen stated this is addressed in the CC&R's
- Homeowners would like backyards checked on rental properties and renters evicted if needed-Karen stated the board does not have the power to evict and she cannot enter backyards. If a back yard needs to be cleaned please call 311 and report it or call Karen and she will report and the city will come out and clean it and charge the homeowner.
- Homeowners wanted to know if fireworks were illegal- Karen stated fireworks are not allowed in the city limits.
- Stop signs and speed bumps are needed on serveral streets. Karen explained that the streets are city streets and the city would need to install them.

A motion was made to amend the quorum requirement for annual meetings. The quorum would stay at the original 10% and if quorum was not reached, the board would be able to adjourn the meeting and reconvene immediately with a 5% quorum. The vote was too close for a majority and the motion was tabled for a future meeting.

The meeting adjourned at 9:00 p.m.