

THE COLONY AT HERON BAY
ANNUAL MEMBERSHIP MEETING

MINUTES
February 9, 2009

The meeting was called to order at 7:12PM at the Commons Clubhouse at Heron Bay.

All Board members were present: Cliff Thomson, President; Keats Soder, Secretary & Treasurer; Perry Simon, VP. Terry McGregor and Sharon McGregor of TMG Management and 13 owners were also present.

Terry announced there was a quorum established with 13 members present and 4 proxies for a total of 17 to meet the minimum requirement of 13.

Cliff stated that the election process would take place while the Board conducted business. Cliff then asked for nominations from the floor and there were none. Terry asked that everyone complete their ballots so he could tally the votes while the meeting continued.

Notice of the meeting had been mailed to all owners. The reading of the minutes from the previous annual meeting were waived and the Board approved the minutes.

Keats reviewed the financials and noted the finances are in good shape and under budget. Keats explained the lighting expenses for the year. The upcoming block party was discussed and the Board noted that the Association will be paying part of these expenses.

Cats were discussed and Cliff noted that he has traps for the stray cats. Some have been caught, fixed and released. However, there still are some problems.

The topic of signs was reviewed. Roxanne and Perry are the sign committee and have received various estimates and proposals. However, they are still trying to find something more reasonable. An owner mentioned that everyone should pitch in and pay for the sign. Cliff noted that there will most likely be some sort of special assessment at some point to pay for the sign.

A new owner mentioned that residents are driving too fast and not stopping at stop signs. After a long discussion, Cliff asked that the resident look into speed bumps for the community. Roxane will include this issue in a draft of a letter of community issues for TMG to send to all owners.

Terry mentioned to the Board that United Management inquired if the Colony still wanted the security guards to permit access through the Colony gate via calling them at the guard house. The Board agreed that they still want that capability.

There was no further business so Terry announced the election results as follows:

Jerry Lozinski	- 1 vote
Roxane Schultz	- 16 votes
Perry Simon	- 3 votes
Keats Soder	- 14 votes

Roxane and Keats will serve a 2 year term. The term for Cliff will expire in 2010.

There was no other business or discussion. The meeting was adjourned at 7:47PM.