

Date: December 12, 2006

Board Attendees: Ralph Dowell, Glenn Shields, Sherilyn Passes, Susan Kalish, Tom Kohler, Liz Worsham, Sean Parker

Board Absentees: June Harper, Brad Worsham

Meeting called to order at 7:42 PM

Motion to approve the meeting minutes from November 14, 2006. Motion seconded and approved.

Committee Reports:

Treasury

- No checks have been written since the last meeting on November 14, 2006.
- A homeowner will be selected to review the books during the holiday party.

Common Grounds

- No report

Social Committee

- The holiday party will be held on December 17. The flier (the cost of which doesn't come out of the HOA budget) has been sent.
- A sign will be placed at the corner of Bree Hill Rd. and Ayreshire Rd. as a reminder of the holiday party.

Architectural Control Committee

- No report.

Unfinished Business

1. Garage addition for lot 4. The board voted 5 to 2 to approve a version of a homeowner's letter of agreement regarding the commitment to complete the addition. Ralph and Glenn will meet with the homeowners to review the letter and ask for signature.
2. Glenn suggested the HOA board adopt a policy book so there is a single point of record for decisions made by the board. The policy book will serve as guidelines for common issues/items that arise. Tom will begin to frame items into a list of policies.

New Business

Next meeting will be February 6, 2007 at 7:30 PM at the home of Sherilyn Passes.

- Motion to adjourn the meeting at 8:30 PM. Motion seconded and approved.

Respectfully submitted,
Thomas Kohler, Secretary