

Mountain Pines Estates Townehomes Association
Minutes of the Annual Meeting
May 23, 2009

The Annual Meeting of the Mountain Pines Estates Townehomes Association was held Saturday, May 23, 2009 at the Pinetop Country Club Clubhouse, located on Buck Springs Road in the Pinetop Country Club, Pinetop, AZ 85935.

1. Call To Order/Establish Quorum

Owners of twenty-nine (29) units of Mountain Pines Estates were present with thirty-eight (38) represented by mail-in ballot. This represented sixty-seven (67) of the eighty-six (86) homeowners, or 78% which constituted a quorum.

2. Call to Order & Welcoming/Opening Comments

The meeting was called to order by Board President Gary Carver at 9:40am. President Carver introduced the current serving Board and Monte Kuxhausen of Home Helper, Inc.

3. Reading/Approval of Last Annual Meeting Minutes

Gary Carver moved to adopt the minutes of the 2007 Annual Meeting of the Mountain Pines Estates Townehomes Association as presented. The motion carried unanimously.

4. Treasurer's Report – Treasurer Don Hilbig

Copies of the financial statements for the year ended December 31, 2008 as well as for the current year to April 30, 2009 were available for homeowner review at the meeting. Owners may also obtain a copy by contacting Valerie at Positive Change, PC. Treasurer Don Hilbig summarized the financial situation of the Association, including informing the members that a Reserve Fund was opened in 2007 and currently has a balance of \$25,404. The 2009 budget includes 4 new roofs (normally 3 roofs per year) due to the Board accepting a bid for 20% less than the cost of roofing done in 2008.

5. Rain Gutters

All Units have now installed rain gutters and the Board thanked the homeowners for their efforts.

6. Home Helper, Inc

President Carver introduced Monte Kuxhausen, owner of Home Helper, Inc. He has been contracted by the Board to oversee maintenance of Mountain Pines Estates. Mr. Kuxhausen reviewed the maintenance plans for summer. Repairs and maintenance are scheduled in order of severe need with other projects being fit in as appropriate. The Board stressed the various ways to submit maintenance requests and their importance in prioritizing work throughout the summer. Several homeowners feel the asphalt at their units need attention; Mr. Kuxhausen offered to compile a list of interested parties and obtain bids for the work to be done.

7. Election Results

A discussion was held regarding the appropriateness and legality of write in votes and length of term. Jamie Sossaman, Unit #40 nominated Joe Kush, Unit #85 to serve a one (1) year term on the

Board of Directors. Mary Pennock, Unit #12 seconded the motion and the motion carried unanimously. Jamie Sossaman then moved to close the nominations. Gloria McQuiston, Unit #35 seconded the motion and the motion carried unanimously. The members then voted to make Doug Doyle's Board term one year.

Fifty-four (54) ballots were cast and counted. The following were elected to fulfill a two (2) year term:

Jack Wagner, Unit #36
Richard Patterson, Unit #65
Peter Sorensen, Unit #76

The following were elected to fulfill a one (1) year term:

Doug Doyle, Unit #50
Joe Kush, Unit #85

8. Homeowner Survey Report

Jack Wagner reviewed the Homeowner Survey Report performed by 2012 Creative Consulting. Copies of the survey may be obtained by absent homeowners by contacting Valerie at Positive Change, PC.

9. New Business/Open Discussion

After discussion, Doug Doyle, Unit #50, moved that the new Board of Directors form a committee to examine the books of the Association before the new Board takes control. Roy Gill, Unit #13 seconded the motion and the motion carried unanimously. Linda Welty, Unit #37 asked the Board why the membership was not notified of the 2009 annual dues increase. According to the CC&Rs, no notice is required for an up to 5% increase in dues each year, however the Board acknowledged it should have done so and encourages future Boards to do so.

Before closing, the membership thanked the current board for their work in the interest of Mountain Pines Estates homeowners and expressed faith and trust in the newly elected Board.

10. Adjournment

The meeting adjourned at 11:30 pm.