

Lakes II Annual Meeting
November 14, 2007
Breckenridge Clubhouse

Attendees: Steven Avitabile, Audrey Keck, Cliff Oryszak, Janet O’Keeffe, Philip Jones, Kevin & Brodwynn Roberts and Mike Talmarkes (HRW)

Steve Avitable called the Meeting to order @ 7:07PM (with a quorum met)

Board Introductions: Steve, Audrey, Janet, Phillip and Mike.

The 2006 Board meeting minutes were approved as presented with no changes.

Steve discussed the Presidents Report, mentioning that The Association settled with Pulte Homes for the completing of landscaping throughout the neighborhood. The project is nearing completion and the association awaits the installation the two fountain pumps for the lake. The Board has inquired about the merging of Lakes I and II. HRW will contact the Lakes I Board and arrange for a meeting in Mid January 2008 to discuss further. The Association will be discussing the proposition of selling the lake to the Master Association.

The Treasurers report was presented by HRW. The only two line items of concern for 2007 were the amounts spent on legal fees for delinquent accounts and printing expenses. In 2008 these figures will not be as high as the delinquency rate has dropped significantly and the Board wants to distribute information via email as opposed to regular post mail.

Landscaping: Harvest laws are in the process of completing the outstanding items from the Pulte settlement. The weather as well as water restrictions have necessitated plantings of new shrubbery to be delayed until conditions are more favorable.

The 2008 Budget was presented and unanimously approved by the members. There will be no assessment increase. An assessment notice and a budget breakdown will be mailed to all homeowners.

Board Nominations: Cliff Oryszak, Janet O’Keeffe, Philip Jones and Steve Avitable were the only homeowners who volunteered their services to be on the board of the Directors. A vote of acclamation was made and they were unanimously accepted.

The Board positions are as follows:

Cliff Oryszak – President
Philip Jones – Vice President
Janet O’Keeffe – Secretary/Treasurer
Steve Avitable – Board Member at Large

The meeting was opened to the homeowners for questions.

As there was no further business, the meeting was adjourned at 8:06PM