

Lakes II Annual Meeting
November 19, 2008
Breckenridge Clubhouse

Attendees: Cliff and Debra Oryszak, Janet O'Keeffe, Philip Jones, Janet Bartz Moore and Mike Talmarkes (HRW)

Cliff Oryszak called the Meeting to order @ 7:01PM (with a quorum met)

Board Introductions: Cliff, Janet, Phillip and Mike.

The 2007 Board meeting minutes were approved as presented with no changes.

Cliff discussed the Presidents Report, mentioning that the Board will be spending funds on landscaping enhancements. The Board will formulate architectural guidelines for landscaping so as to promote conformity throughout the neighborhood. ARC submissions have to go through the master, so homeowners will also be made aware of this when they request Architectural changes.

The pond needs to be dredged. HRW is awaiting a bid from Foster and Lakes Management. The Town of Morrisville will be enforcing BMP requirements and codes within the next 2-3 years and it is advisable to have the pond dredged now, so that the Association will not be burdened with prices in the future. The main objective is to have the Master Association take it over and add it to the overall community's common areas. This will greatly reduce Association dues as Lakes I and 2 are splitting a \$6500 invoice each year to maintain. Pulte's escrow account may be used in order to fund the dredging.

Harvest lawns has been replaced by Brickman. Their contract was signed and landscaping services will begin on December 1, 2008. Brickman does landscaping for the master so Lakes II will not be hit with a fuel surcharge. Harvest will be planting the remaining Crepe Myrtles on Friday November 21, 2008. The Board will be performing mulching on all the units and islands in early February 2009. The back hillside will be discussed as spring approaches

Cliff has solicited input from the neighbors to assist with repairing of the fence. The Board will send a letter to the membership requesting voluntary help in early spring. The cost of the fence replacement will be factored into the reserve budget.

Treasurers Report:

Mike from HRW presented the treasurers report. The Association has done exceptionally well in collecting delinquencies since the middle of the year, currently only \$2200 is owed to the Association. The Association is in a very healthy position as far as Reserve contributions are concerned.

Budget:

The Budget was approved and ratified. The Association dues will not go up in 2009.

Board Nominations: Janet Bartz Moore was the only homeowner who volunteered her services to be on the board of the Directors. A vote of acclamation was made and she was unanimously accepted.

The Board positions are as follows:

Cliff Oryszak – President

Philip Jones – Vice President

Janet O’Keeffe – Secretary/Treasurer

Janet Bartz Moore – Board Member at Large

The meeting was opened to the homeowners for questions.

Final parking regulations, Pulte warranty issues as well as volunteer requests will be sent to the membership via a mailing in the next week.

As there was no further business, the meeting was adjourned at 8:36PM