

ALBERHILL RANCH COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES
MARCH 18, 2009 – ALBERHILL RANCH COMMUNITY CLUBHOUSE

CALL TO ORDER

The meeting was called to order at 6:00 P.M. by Serina Washington.

COUNT TO DETERMINE QUORUM

Quorum was achieved as there were 94 members represented in person or by proxy or 34% of the membership, which exceeds the 25% quorum requirement in the By-Laws.

READING OF THE PRECEDING ANNUAL MINUTES

A motion was made, seconded and carried to dispense with the reading of the preceding Annual Meeting Minutes and approve them as presented.

CUMULATIVE VOTING & DIRECTOR CANDIDATE NOMINATIONS FROM THE FLOOR

Management announced that Kevin Beals, Scott George and Robert Parmele each declared their candidacy prior to the election meeting. It was explained that there were three (3) positions available; each for a term of two (2) years. A motion was made, seconded and carried to close nominations.

APPOINTMENT OF INSPECTORS OF ELECTION

Kathleen Ridenour was appointed as Inspector of Election prior to the meeting.

ANNOUNCEMENT OF ELECTION AND IRS REVENUE RULING 70-604 RESULTS

It was announced that Kevin Beals, Scott George and Robert Parmele were each elected to serve a two (2) year term.

Kevin Beals	Received 339 of votes
Robert Parmele	Received 337 of votes
Scott George	Received 42 of votes

It was announced that of the 94 members represented in person or by proxy, 91 (ninety-one) members voted in favor of applying excess income to the following year's assessments, three (3) members voted against and zero (0) members abstained.

APPROVAL OF ANNUAL MEETING AND ELECTION MINUTES

A motion was made, seconded and carried to allow the Board of Directors to approve the content of the minutes from the Annual Meeting and Election at the Board of Directors meeting the following month.

DIRECTORS APPOINT OFFICERS

A motion was made, seconded and carried to have the Directors serve as the following officers:

President/Assistant Secretary:	Tomlinson, Tom	March/2010
Vice President:	George, Scott	March/2011
Secretary:	Parmele, Robert	March/2011
Treasurer:	Welsh, Janet	March/2010
Member at Large:	Beals, Kevin	March/2011

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:20 P.M.

ACCEPTED: _____ DATE: _____