

**Great Hills Homeowners Association Sections IX and X
Annual Meeting 2003
Minutes**

The annual meeting of the Great Hills Homeowners Association Sections IX and X was held on Tuesday, December 2, 2003, at the Triumphant Love Lutheran Church. President Beth Freeby called the meeting to order at 7:10 p.m. The Board members and Advisory Boards present were as follows:

Beth Freeby, President
Tina Amberboy, Vice President
Larry Holder, Treasurer
Maria Aggen, Secretary
Mary Huck, Architectural Control Committee Chairperson
Adrienne Seiler, Board of Directors

The minutes of the 2002 annual meeting were read and approved by voice vote.

Larry Holder presented the financial report that included a 2003 Financial Report, an Income Statement for 2003, Assets Summary for 2003, and 2004 Budget. Current assets are \$36,162.27. There is 1 outstanding assessment fee from the assessment in September of 2002. This home is on the market and should be transferred soon so the fee will be collected at that time. Budget was voted on and accepted.

Mary Huck presented the Architectural Control Committee report. Mary gave an overview of major and minor architectural requests that must be sent in for approval prior to the onset of the project. She discussed the need for ACC review when working on roofing and landscaping projects. This year there were 87 inquiries and 52 letters issued. The majority of the violations were for unmowed yards, unsightly yards and an illegal shed. Mary also discussed the problem of homeowners feeding the deer. Homeowners should not feed the deer as this interferes with their natural habitat and encourages greater deer "traffic" to the neighborhood.

Mary Huck presented the status of the Ladies Club Christmas Tree Project. This project offers homeowners in the association the opportunity to have a live Christmas tree in their front yard to decorate. The money collected for the project goes to charity. This year there are 99 homes participating in the project. 16 holes will need to be dug for new participants.

The Board presented a List of Rules that were extracted from the covenants and compiled in its own document for emphasis. Our lawyer had instructed the Board to create the List of Rules so they are more specific and therefore enforceable. There was a correction pointed out by a homeowner that the violation should say \$50/day until the violation is corrected. The List of Rules, as well as the annual minutes, covenants, newsletters and

other pertinent information, can be viewed on the website at <http://www.ghhassociation.org>.

Beth Freeby thanked the block captains for their hard work this year with the Christmas tree project and for bringing the refreshments to the meeting. The HOA still needs more block captions, particularly for Lost Horizon

The new board was presented:

Ken Shipp – President

Beth Freeby – Vice President

Vacant – Secretary

Richard Honey – Treasurer

Jean Philippe Cassar – Webmaster

The floor was opened to citizen input in our neighborhood. Two issues were raised:

- 1) There has been a lot of vandalism in the neighborhood in the form of rock throwing and paint ball shooting. Homeowners are encouraged to report any mischievous activity to the police.
- 2) There was a car stolen from Amberly Drive in the month of December.

There is not presently a formal “Neighborhood Watch” in our area; however, we do have a policeman, Officer Nelson, who keeps an eye on our neighborhood. Any suspicious activity should be reported to Officer Nelson. His information is posted on the homeowner’s association website.

The meeting was adjourned at 7:35 p.m.