

Packard Estates Annual Meeting
December 7 2006
7:00p.m. to 9:p.m.

Introduction of Meeting

Roll was taken. The meeting had a full quorum.
The minutes from the last meeting were approved.

Committee and Board order of Business.

The reports from the different committees were given at the last meeting
November 15' 06.

Election of the board.

There were seven homeowners that were nominated to the board.

Chris Vaughn
Ron Carstensen
Jaclyn Kaltenecker
Billy Gahagan
Ron Losey
Teresa Hatter

All were nominated by acclamation.

2006 Financial was presented by Bob Gerhart.

A motion was made by Mr. Nowatzki to raise the Reserve account \$3000.00 to \$8,000.00. And establish a contingency fund of \$2,500.00. It was seconded by Mike Tully. This set the budget at \$87,500.00. Again Mr. Nowatzki made a motion to approve the budget at \$87,500.00. It was seconded by Mike Tully. A vote was taken and the motion passed. The budget for 2007 was set at \$87,500.00.

Mike Tully made a motion to raise the annual dues to \$400.00. With the budget at \$87,500.00 the dues would have been \$387.17 per house hold. ²³² (226 homes in Packard Estates) The motion was seconded by Vic Kovaleski. A vote was taken on raising the homeowner's annual dues to \$400.00, and the motion passed. The budget for 2007 now stands at ~~\$90,400.00~~. ^{92,800.00}

New and Old Business.

A suggestion was made to lower the quorum requirement from 30% to 10% of the Homeowners. A petition would be available to sign in the spring during the pool key signup.

A question was asked about the enforcement of the CC&Rs. What were the procedures are and what can be done to give them more teeth. It was also suggested by Bob Gerhart to have the CC&Rs rewritten to help clear up any vague wording. Justin Hall offered to pay half of the cost of having the CC&R rewritten. The issue will be taken up by the board this coming year.

Vic Kovaleski asked to have the Architecture Control Committee (ACC) reestablish. Three volunteers step up to help with the ACC responsibilities. They are Chris Vaghn, Dick Humiston and Vic Kovaleski.

A motion was made to close the meeting. It was seconded by Ryan Riley. Motion Passed.