

## **Minutes of Coca Lake Homeowners Association Annual Meeting 6 February 2007**

**Homeowners Households Present:** Averill, Barnes, Bass, Bullard, Burgamy, Carey, Ericson, Fabiano, Fulton, Gaps, Gay, Graham, Hall, Hansen, Hunsaker, Hutcherson, Jeffers, Kostuch, Lange, Laramy, Latimer, Lugo, Mahar, Maldonado, McBride, J. Mitchell, W. Mitchell, Newton, Raymond, Segura, Sillitto, Stahl, Underdown, Wells, White, Wilson, Wright.

Meeting convened at 7:00 by J. Latimer at Pierce Chapel United Methodist Church.

See meeting slides posted to Coca Lake website for details of information presented.

**Financials:** Reviewed 2006 Income Statement and Balance Sheet; 2006 financials accepted. Presented 2007 Budget for approval; approved by vote of homeowners present. Preliminary report on audit conducted in Jan 2007 was positive in all respects; written report of auditor to be posted to association website upon receipt.

Capital Expenditures Anticipated in 2007: Major project will be to rehab the association swimming pools in time for the 2007 swim season. Still negotiating contract (anticipated not to exceed \$19,000); expect Harris Builders to contribute approximately \$7,500 to this project.

**Old Business:** None.

### **New Business:**

- 1 Nominees for 2007 Board membership presented by 2006 Board: George Averill, Gerald Carey, John Gay, E. Hansen, John Latimer, John Mitchell, Jan Underdown, Pam Paul (new). Nominations from floor included: Chuck Hunsaker, Lamar Hutcherson, Hoyt Ramond, Tammy Segura. Vote taken by secret ballot with committee of three disinterested homeowner members verifying the results: G. Averill, G. Carey, J. Gay, E. Hansen, J. Latimer, J. Mitchell, J. Underdown, Hoyt Raymond (new), Tammy Segura (new) elected to Board membership.
- 2 2007 Board to select and announce the next meeting date/time/location for a date in February 2008, approved by vote of homeowners present.

### **Open Discussion:**

- Remove the "bulletin board style" sign near the new cut at main entrance
- Remind residents to edge curbs and remove clippings from roadway
- Desire for phone call before letter on non-compliant conditions
- Repair road erosion at Waterfall Way/Little Bear
- Accept advertising for newsletter and website; seek community discounts
- Annotate homeowner directory with business, if applicable
- Desire for social activities
- Concern about shotgun firing over lake; potential for risk of injury to children

- Children's fishing tournament planned for 2007, date TBA (A. Newton)
- Volunteers for HOA committees requested, see website for details
- Newsletter Committee volunteers: Tammy Segura, Sarah Bullard, Pat Hunsaker, Bob Mahar

**Adjournment:** 8:30 pm.