

MEETING MINUTES
Peach Crossing Property Owners Association
General Membership Meeting
December 7, 2009

I. Meeting Date and Time: 12/7/2009 at 6:30 PM

A. New Business:

1. Dale Browne recognized and expressed the Board's appreciation to all members that are serving and have served on the various committees throughout the year. He also recognized individual members that volunteered time in the community.
2. Rodney Horrell reviewed the results from the member poll on what the desired improvements to the Association's property should be and discussed the items the Board implemented over the past year.
3. Rodney noted that all documents reviewed at this meeting are or will be available on the Associations website at www.peachcrossing.org
4. Rodney reviewed the Financial Executive Summary
5. Rodney reviewed the Report resulting from the Pond Aquatic analysis.
 - a. Pond has a leak causing rapid reduction in water level, repair is costly and exceeds the financial capability of the Association.
 - b. Management options for the pond in its current state are included and can be acted upon by the next Board.
6. Rodney reported that the membership responded to the Special Assessment Inquiry with a 2/3 in favor. The Association requires a $\frac{3}{4}$ majority to put forth a Special Assessment. It was noted that this was an agenda item from the last General Meeting and future requests for Special Assessments will need to come from the Membership and have the required $\frac{3}{4}$ majority established prior to a vote at a future General Meeting.
7. Dale Browne reviewed the portions of the Fence that are the responsibility of the Association to maintain. The areas the Association is responsible for are the areas of fence along the Homeyer and Higgins property lines, along Peach Creek Road. These areas appear to be platted to be the responsibility of the Association. All other fences in the subdivision, erected by the Developer, are owned by and are the responsibility of the individual property owner.
8. Two existing board members, Dale Browne and Rodney Horrell, will be stepping down at the end of the current term. The association nominated and affirmed the remaining Board Members for an additional term.
9. Two new Board Members, Lisa Fridrich and Marc Krueger, were nominated and affirmed to begin a term starting January 1, 2010.
10. Meeting adjourned

B. Old Business

1. None

C. Next Meeting

1. Next General Membership meeting will be set at a later date

Prepared by:

Easy Foster
Secretary