



TALAVERA HOA 6th ANNUAL MEETING

MINUTES

Meeting called to order at 7:06 P.M., Tuesday, February 8, 2011

Introduction of current officers Weston White, Roger Randol & Matt McKamie.

Voting process discussed:

7 Households present

Paul Odom-92 home sites as of 02-08-11,

236 homeowners as of 02-08-11

249 Votes - Paul Odom

236 Votes - Homeowners

221 Votes for a quorum

Weston White appointed Proxy for Paul Odom for voting matters.

New Business :

Election of new VP

Duties, 3 year term, start as VP then move to Treasurer in year two, then

President in year 3

Nominees: Michael Hofener

Votes - 7 in favor of nomination

Additional member added as special assignment

Discussed reduction in HOA dues to \$110.00, previous \$120/year, original \$250/year.

Advised homeowners of the Talavera website and its use.

Discussed the neighborhood covenant No. 29- Sex Offender Registry Act.
Advised members that there is currently one violator in the area.

Discussed current lawn care provider, Scott Davis

Discussed commonly violated covenants

1. Poly-Carts
2. Tree replacement
3. Boats and trailers
4. Christmas lights.

New enforcement of covenants by the volunteer compliance committee:

1. Notice of violation
2. Warning
3. HOA to place lien on property.

Resident will pay court costs

Homeowner questions/complaints:

1. Landscaping issues of the common areas.
2. Homeowners not maintaining properties.
3. Making a HOA annual meeting sign.
4. Discussed having a semi-annual meeting in late summer for better participation.
5. Placing a 4-way stop sign on Triana/172nd Street intersection.

Meeting adjourned at 7:45 P.M.

Board of directors meeting - minutes

Called to order at 7:55 P.M.

Communication between board members

Dues letter due out in 2 weeks

Dues should be submitted by 03/31/11

Adjourned at 8:05 P.M.