

The Knolls Section 12

Annual Meeting Minutes

Meeting Date: October 28, 2008

Attended By: Andre Barnes, Christy Bishop, Charlene VanMeter, Robert Ackerman, Charlene VanMeter, various homeowners

Subject: Knolls 12 Board of Director's Annual Meeting

Call to Order: 7:05 PM

Verification of Quorum: A quorum was not met.

Approval of Minutes: Minutes from last year's annual meeting were waived.

Report of officers:

- The monthly fees will be raised by \$5.00 starting January 1, 2011 for the first time in three years.
- Crepe Myrtles were added throughout the community in the common areas to add color and variety during the summer and fall months.
- Additional lawn services will be provided next year. Homeowners front and side lawns will receive the same service as the common areas. In the spring, homeowner's lawns will be treated for weeds. In the fall, lawns will be aerated, seeded and fertilized.

Committee Reports:

- During an architectural/grounds walk through this spring, it was observed that the pear trees in the community are growing very fast. The management company recommended that the HOA start considering the development of a "standard operating procedures" for complaints and problems that may arise from this quick growth (e.g. branches intruding into neighbors yards, storm damage caused by broken branches). The purpose is to be prepared before problems arise!

Election of Three Directors:

- Andre Barnes will continue to serve as the Knolls 12 HOA President.
- Christy Bishop and Charlene VanMeter will continue to serve as a members of the board.

Old Business:

- Homeowners reported that one of the lights on Bellows still stays on all day. This was reported to BG&E during the summer. The management company will follow up.
- Homeowners also reported that several lights are still out on Bellows. These will be reported to BG&E.
- A reminder was made to submit architectural requests to Creative Management when making changes to the outside of the home. Architectural Request forms can be obtained by calling Robert Ackerman at (410) 741-5120 or (301) 855-4193.

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New Business:

- The HOA Board will be awarding 3 prizes for the best outdoor Christmas decorations. Judging will take place from 7 to 8 pm on December 21.
- A request was made for "No Solicitor's" signs to be added to the towing signs at the entrance to Danville and Bellows.
- Several complaints were received that homeowners are not picking up after their dogs in the common areas and are even leaving their dog's waste in homeowner's yards. If caught, homeowner's will initially receive a warning. Subsequent violations will be reported to Animal Control.
- A complaint was also lodged about kids leaving food laying around in the common area. A suggestion was made to call the police on the non-emergency number (410) 222-8610.
- A suggestion was made that we should designate a day as Community Clean up and have everyone pitch in the clean up trash that accumulates along the tree line during the year. Everyone thought this is a great idea. Since it is getting into the holiday season, the board will designate a day in the spring and send out a flyer in advance to advertise this event.

Next Meeting Date: February 2011. The exact date and time of next year's meetings will be sent out by mail in December and posted on yahoo.

Adjournment: 8:30 PM