

Annual Meeting Minutes
Kipling Estates Homeowners Association
June 6, 2012

Call to Order - 7:00 p.m.

Introduction of Board Members and Guests:

Bob Bradley - President
Patrick Crowley - Vice-President
Marion Somers - Treasurer
Melissa Gold - Secretary
Nancy Erwin - Operations
Linda Ramlot - Landscaping
Patti McGrath - Board Member
Susan Olson - Board Member
Diane Gallico - Clubhouse Manager - was she present
Larry Miller - Bay Property
Cathy Miller - Administrative Assistant, KEHOA

Annual Minutes - Secretary, Melissa Gold, read the minutes of the annual meeting on June 15, 2011. A motion was made by Nancy Erwin and seconded by Linda Ramlot to approve the minutes. Patti McGrath was not present for the reading of the minutes and abstained from voting. All others in favor, the Motion was approved.

Treasurer's Report - Marion Somers read the treasurer's report. Patti McGrath made a motion to approve the report - seconded by Sue Olson - all in favor - motion was approved.

Clubhouse and Operations Report - no report

Landscaping Update - Linda Ramlot stated that the Mound Road entrance sign had been installed. She will try to get the paving company to replace the plants in the island because it was burned with their machine. The dead trees will be removed.

She has also requested a three year contract for McCloud and American.

Linda also stated the entrance trees have been trimmed, more maples will be planted, and all major planting will be done in the fall.

Rules and Regulations Update - Nancy Erwin advised that the booklet is done. Patti McGrath will review it for typos. Bob Bradley stated that the printing will take 7-10 days and the cost can be up to \$4,000 for 1,700 pages.

Patti McGrath made a motion for separate booklets for each neighborhood association. Each neighborhood association would receive their booklet and the master. Motion made by Linda Ramlot to approve the motion - seconded by Marion Somers - all in favor - motion was approved.

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Patti McGrath discussed the possibility of taking a collection for the booklets. It was decided that the association would pay for the cost and the money would come from the Capital Expenditure Account. Linda Ramlot made a motion to approve the payment of the booklets from the Capital Expenditure Account - seconded by Sue Olson - all in favor - motion was approved.

New Business - Linda Ramlot discussed having a tetherball set installed in the park next to the volleyball court. The cost will be \$200. A motion was made by Linda Ramlot to have the tetherball set installed - seconded by Patti McGrath - all in favor - motion was approved.

Close Current Board and Thank You - Bob Bradley thanked all board members for service for the past year and special thanks to Marion Somers and Melissa Gold.

Verification of Neighborhood Presidents - Cathy Miller confirmed the voting for each neighborhood association for the 2012-2013 term.

Appointment of Rotating Board Member - Sue Olson advised that Frank Zimmerle of Galway was willing to serve as the rotating board member.

Meeting was adjourned to Elect Officers.

Introduction of 2012-2013 Board Members by Bob Bradley:

Bob Bradley - President
Frank Zimmerle - Vice-President
Patti McGrath - Treasurer
Sue Olson - Secretary
Patrick Crowley - Operations
Linda Ramlot - Landscaping
Chrissy Kuehl - Ad Hoc
Jeanne Eggert - Communications

Architectural Committee - Bob Bradley advised that the members of the Architectural Committee for 2012-2013 are Dawn Markley, Chair, Linda Ramlot, Darlene Coffey, Virginia Keating and Matt Wezner.

Open Discussion - None

Next Meeting - July 18, 2012 at 7:00 p.m.

Close Meeting - Motion by Frank Zimmerle to close meeting at 7:55 p.m. - all in favor - motion approved.

Submitted by Melissa Gold and Sue Olson