

TrailMark Homeowners Association, Inc.  
2008 Annual Meeting  
2008 Budget Ratification Meeting  
November 13, 2008  
MINUTES

CALL TO ORDER

The President Stephen McKeon called the meeting to order at 7:18 pm. John Birkey, Mike Glade, Sharon Gambrell Elms, and Karen Millspaugh were present. Beth Lovato and Mark Gaunt represented Hammersmith Management.

ESTABLISHMENT OF A QUORUM

There were a total of 108 homes represented either by proxy or in person. This established quorum, which is 10% of total units within the Association.

PROOF OF NOTICE

The Proof of Notice that all owners were informed of the meeting per the governing documents of the Association was presented. There were no challenges to that notice.

ELECTION OF THREE BOARD MEMBERS

It was reported that there were three open positions on the Board. John Birkey announced that Sharon Gambrell Elms & Karen Millspaugh were rerunning and Mike McMan was also running. As there were no other nominations from the floor, the three nominations were elected by acclamation.

BUDGET RATIFICATION

Kim McMahan presented the 2009 budget and answered questions from the homeowners present. Sharon Gambrell Elms stated that because the required majority of homeowners necessary to reject the 2008 budget were not present, it was deemed ratified.

APPROVAL OF THE NOVEMBER 8, 2007 ANNUAL MEETING

A motion was made and duly seconded to approve the minutes of the November 8, 2007 Annual Meeting. The motion carried unanimously.

HOMEOWNER FORUM

There was a homeowner forum at the meeting. The board answered various questions from homeowners with regards to the trash service, newsletter, landscaping and covenant patrol.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:45 p.m.