

**Marshall Heights Homeowners Association**  
**Annual Meeting Minutes**  
**Tuesday, April 15<sup>th</sup>, 7 p.m.**

Anna Van Lier, Board President, called the meeting to order at 7:08. She confirmed that a quorum of the Board of Directors as well as a quorum of the community was present in person or by proxy. At the time the meeting was called to order 25 homeowners were present.

Ms. Van Lier introduced the Board Members present to include Dori Brady and Joanne Waters.

She then asked all the homeowners to introduce themselves. Each homeowner took a moment to introduce themselves and said where they live in the community.

Anna then solicited two volunteers from the homeowners present to be election inspectors. Two women from the audience volunteered to assist with this process.

The floor was then turned over to J.D. Powell. He provided everyone present with a demonstration of the new Marshall Heights web page he developed for the community. He gave a visual demonstration of the capabilities of the web page and fielded questions regarding the capacities and content of the page. It appeared as if everyone was impressed with the new site that he created.

The next order of business was the report of Officers of the Board of Directors.

Ms. Van Lier provided the community with a list of accomplishments achieved by the Board over the past year. She advised all that at the last Annual Meeting, comments from the community were solicited. Ms. Van Lier stated that the Board used these comments as a “blue print” for the past year. She informed the community that every comment had been addressed by the Board in one way or another. In addition, she provided the community with an update of current projects as well as those planned in the future.

Ms. Van Lier informed the community of a project on which she is working. The project is the revitalization of the entrances to the community. She gave an overview of her interaction with contractors and her vision of how the entrances would be changed.

Dori Brady discussed the communication methods used in the community. She highlighted the quarterly newsletter for which she is responsible. She mentioned some of the community events held last year and those planned for this year. She invited all to attend.

Joanne Waters then provided the homeowners present with an update on the proposed development project at the end of Hutchison Grove Court. She advised the community of the status of negotiations with Mr. Andrew Amman and the concept of the town homes that are slated for that development. She advised the community that the easement agreement had been signed and the Association will receive \$80,000 for the granting of the easement. In addition, there will be funds donated for landscape enhancements.

Ms. Van Lier then discussed the Design Review Committee and the walkthrough that occurred over the past weekend. She described the purpose and goal of the committee and turned the floor over to Becky Ham, the chairperson of the committee. Becky spoke for a few minutes and informed the homeowners of the recent walkthrough and a description of the violations she found. She informed the community that she will work with the Management Agent to send letter to those homes with violations in the very near future.

Ms. Van Lier then turned the floor over to John Termini, with Hadrian Management Corporation, to discuss the 2003 budget that was presented to the community. Mr. Termini provided the homeowners with a brief description of the line items on the budget. He explained to the community the differences between the Reserve and Operating accounts. He fielded questions from homeowners regarding the financial stability and operations of the Association.

Ms. Van Lier then moved to the election of new Board Members. She advised the community that there was still one place on the Board open if someone from the floor wished to serve. Shane Ham was nominated from the floor. The motion was made, he accepted, and the motion was seconded.

With this, a motion was made to close the nominations and move to the election. The motion was seconded and passed.

Ms. Van Lier had J.D. Powell and Mr. Ham introduce themselves and say a few words. Dori Brady spoke on behalf of Mr. Feeley who was forced to leave the meeting early.

The community members voted and the votes were tabulated. The ballots showed that the slate of the three new members were appointed to the Board unanimously.

Joanne Waters then entered into a discussion of the By-Law amendments. She opened the floor to discussion of the amendments and fielded several questions regarding them. Once it was apparent there were no more questions, a motion was made to accept the By-Law amendments. The motion was seconded and passed.

With no other business before the community, Ms. Van Lier thanked those who attended the meeting and adjourned the meeting at 9:08p.m.

John Termini, with Hadrian Management Corporation, prepared these minutes.