



# HOA Meeting Minutes

## Caln Township, Coatesville, PA

<b>1. MEETING DETAILS</b>	
<input checked="" type="checkbox"/> Date	2/23/11
<input checked="" type="checkbox"/> Start Time	7:00 pm
<input checked="" type="checkbox"/> End Time	8:00 pm
<input checked="" type="checkbox"/> Location	Caln Township Building
<input checked="" type="checkbox"/> Meeting Type	Annual Meeting
<input checked="" type="checkbox"/> Meeting Called By	President
<input checked="" type="checkbox"/> Note Taker	Secretary
<input checked="" type="checkbox"/> Goals	Required Annual Meeting

<b>2. BOARD MEMBER ATTENDANCE</b>	
<input checked="" type="checkbox"/> President	Present
<input checked="" type="checkbox"/> Secretary	Present
<input checked="" type="checkbox"/> Treasurer	Present
<input checked="" type="checkbox"/> Vice President	Present
<input checked="" type="checkbox"/> Member At Large	Absent

<b>3. MEETING SCHEDULE</b>	
<input checked="" type="checkbox"/> Call to Order	7:10 pm
<input checked="" type="checkbox"/> Roll Call & Quorum	A quorum of the homeowners was established and declared.
<input checked="" type="checkbox"/> President's Report	Welcome to the first annual meeting of the homeowner controlled HOA Financial Outlook of Community Association Assessment Income The HOA Board is now a separate entity from Dewey
<input checked="" type="checkbox"/> Treasurer's Report	2011 Budget Reserve Accounts Landscaping Snow and Ice Removal Utilities Communication (Website, etc)
<input checked="" type="checkbox"/> Vice President's Report	Management Company Change and Info Audits Legal Activity
<input checked="" type="checkbox"/> Secretary's Report	No report
<input checked="" type="checkbox"/> Web Committee Report	<a href="http://www.KingsGrant.org">www.KingsGrant.org</a>

### 3. MEETING SCHEDULE CONTINUED

<input checked="" type="checkbox"/> Architectural Committee Report	No report
<input checked="" type="checkbox"/> Community Events Committee Report	No report
<input checked="" type="checkbox"/> Old Business	HOA Transition Dues Collection Process Dewey Capital Money (\$500 per owner at settlement)
<input checked="" type="checkbox"/> New Business	Special Assessment may be due at end of calendar year 2 Board seats will become available in Q1 of 2012 Board is working with Caln Township toward street dedication no parking on fire hydrant side of streets and cul-de-sacs CCR management Company contact information
<input checked="" type="checkbox"/> Question Period	Various homeowners requested clarification or more details regarding agenda items.
<input checked="" type="checkbox"/> Next Meeting Date/Time/ Location/Type	April 4, 2011 at 8:00 PM – President’s Home – Board Meeting
<input checked="" type="checkbox"/> Adjournment	8:15 pm

\*\*\*Minutes prepared by Secretary