

**AGENDA FOR HCPOA ANNUAL MEETING
3 JULY 2010**

1. Call meeting to order
2. Invocation
3. Approve agenda and determine quorum
4. Minutes from Annual Meeting 18 July 2010
5. Update for this year
 - a. Thanks to the Board and other property owners who contributed their time and expenses for the year.
 - b. Deeds from Vestal gift of property, filed 22 December 2009
 - c. Legal papers-Registered Agent, Corporation papers

6. Current Status of HCPOA

a. Maintenance

Maintenance fees cover the upkeep of the roads and clubhouse. As approved in the 7/18/09 annual meeting, reserves are being built up for the eventual repaving to the road. Additional options to increase these reserves include assessing POA members or holding fund raisers.

The Board recommends the restrictive covenants be amended to reflect the bylaws. (See #7 (3) below)

- b. Late fees/liens
- c. Clubhouse

The board recommends the following policy for use of the clubhouse:

- 1) **The clubhouse will be open from May 1 to November 1.**
- 2) **Use of the clubhouse is free, only to POA members. Reservations must be made in advance.**
- 3) **Members who use the clubhouse are responsible for any breakage or damage and for removing any trash or garbage.**
- 4) **Bring your own dish towels, trash bags and other paper or cleaning products, or replace what you use.**
- 5) **Members must clean the clubhouse after use or pay for having the clubhouse cleaned.**

7. Business of the Day

- a. Election of Board members
- b. Record keeping (notice of purchase/sell and disclosure packages).
- c. Financial Report
 - 1) Report on expenses
 - 2) Present and vote for 2010-11 fiscal year budget.
- d. Changes to Restrictive Covenants to reflect bylaws:

Bylaws, Article V, states:

DISBURSEMENT OF FUNDS: Fees collected by the HCPOA will be disbursed as follows:

- a. **Insurance policies**
- b. **Bonding of officers**
- c. **Maintenance of the community well**
- d. **Maintenance of roads and clubhouse**
- e. **Taxes and other legal fees**
- f. **Any surplus funds will be deposited into an interest bearing account.**

The Board recommends Restrictive Covenant 13 be amended to include in the first sentence: Property owners within HCPOA shall be subject to an annual assessment for the care and maintenance of roads, recreational facilities AND NECESSARY OPERATING EXPENSES REQUIRED FOR MAINTAINING THE ASSOCIATION AS A LEGAL,FUNCTIONING ENTITY.