

**WELBOURNE MANOR H.O.A.**  
**NEIGHBORHOOD ANNUAL MEETING UPDATE**  
**November 14, 2016**

The board would like to update the neighborhood with information from the November 10, 2016 Annual Home Owners meeting.

We had a tremendous turnout with 93 people attending (67 Homes). This is the largest group we have had in many years. Thank you to all that attended. Those who could not attend, we hope to see you next year.

The meeting began just after 7:00 due to many people signing in. We reviewed many items for updating:

We had 3 board member positions to vote on, they were the vice president, member at large and the secretary. We had 2 volunteers for Vice president, 2 for member at large and 1 for secretary.

**Vice President**

Courtney Cedik  
Lloyd Cobble

**Member At Large**

Randy Clipson  
Rich Brown

**Secretary**

Robin Stickler

The ballots were counted over the weekend and below are the results:

Attendance (by signatures): 67 homes

Ballots (turned in): 66

Ballot Results:

Vice President	Member At Large	Secretary
Courtney 34	Randy 38	Robin 63
Lloyd 31	Rich 25	3 no answer
1 no answer	2 no answer	
	1 marked both candidates	

Dan Suer-Landscape Chairperson- reviewed the landscape plans for this fall and next year. Some highlights are several trees around the pool will be removed and we will be adding additional trees next year.

Russell DeJarnatt-President- reviewed neighborhood concerns and updates. Some highlights are:

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Letter to all residents about modification form for any exterior work. Any form not adhering to covenant will be reviewed and decided by the board, not just the modification chair

Credit Structure for neighborhood participation, 1 credit per 6 months.

Delinquent strategy:

Once unpaid balance is over \$500, a lien is placed on title

Once unpaid balance is over \$1000, legal action begins

Sub committees or Volunteer Groups for 2017:

Communication Subcommittee

Delivery Subcommittee, Covenant Review Subcommittee, By Law Review Subcommittee

Volunteer Groups

Pool Closing Duty

Social Activities

Matt Krupnick-Treasurer- Report on the neighborhood financials

1. 2016 we are under budget total for the year- some were over budget and many were under budget.
2. Investments are continuing to grow slowly and they will come due next year.
3. Presented the budget for 2017. Highlights are below:
  - a) Several accounts we have added money to complete some needed pool repairs. These are repairs that will be required to get to use the pool in 2017
  - b) The capital budget has not been funded as we should fund to address capital budget expenses. Due to the requirement to fund the capital portion of the budget the dues for 2017 will be impacted.
4. The entire budget will be on the Welbourne Manor website for review.

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Charles Helmes-Pool Project Sub Committee Spokesperson- Reported on the status of the pool project and this presentation is on the Welbourne Manor website for review.

Meeting Open Discussion:

We had many neighbors that came to the microphone and spoke about the pool project. Due to this open conversation, the board had a side discussion and came to the following agreement. It is:

1. The board will authorize the Pool Committee to continue with the engineering and design activities to develop accurate costs for the pool project. This information will be communicated to all 140 residents.
2. The board will ensure the capital budget is appropriate for next year.
3. The board will conduct a vote of all 140 residents on whether or not to move forward with the Pool Project. The vote is currently targeted for June 1, 2017. We will provide all the Pool Project information, as described in item 1 above, to each resident 2 weeks before the vote is conducted. Details on the voting procedure will be distributed at a later date.