

**ARRINGTON RETREAT
ANNUAL HOMEOWNERS' MEETING MINUTES**

December 11, 2018

The Arrington Retreat Annual Homeowners Meeting was held on December 11, 2018, at the Providence Baptist Church located at 1668 Sunset Rd.

All residents were giving updated financial sheets during sign-in prior to meeting.

Hoil Crowe, called the meeting to order at 6:17 p.m., introduced Lauren Perkins and Anthony Roselli as Westwood Representatives, and the developer Board representatives Amy Bagwell, Reggie Garner, and Royce Stokes.

Hoil Crowe acknowledged that everyone received the meeting notice which announced the meeting. A quorum was present.

Hoil explained the main purpose of the night's meeting was to elect Board of Directors.

REPORTS OF COMMITTEES

Hoil explained how the committee structure typically works with neighborhoods of this size. It is not uncommon to have several committees, such as pool, pond, landscaping, social, etc. Currently, only the Architectural Review Committee exists, and it has been comprised of Reggie and Amy. The review homeowner improvement plans and address noncompliance issues.

REPORTS OF THE BOARD OF DIRECTORS

Hoil presented the treasurers reports and reviewed the profit & loss statement comparisons for 2016, 2017 and 2018. Total cash and reserves at October 31, 2018 was in excess of \$79,000. No increase in dues was proposed for the 2019.

Royce delivered the President's report and spoke of the status of construction for all phases. The developer will remain involved for some time, as required by law, to complete the infrastructure of the community (i.e. drainage, paving, landscaping, etc.). He spoke of the future home sites in Phase 5, issues related to the Corps of Engineers controlling the pond and the local utility company cutting our electricity and irrigation lines, as well as the possibility of a second entrance. Royce stated that all lots have been sold. He noted that there is a detention pond in phase 5 that still needs to be finalized. The construction road will be demolished, and a house will be built in that area. This will be the last house built. There aren't any plans for any more improvements to the common area that the developer is responsible for in the neighborhood. He continued to answer questions from homeowners on a variety of subjects.

NOMINATION AND ELECTION TO THE BOARD

There were 3 positions available on the initial Board. Hoil opened the floor for nominations. Matt Kenton, Greg Leach, and Jessica Gertsner were duly nominated and unanimously elected by acclamation.

ADJOURNMENT

The meeting was adjourned at 7:01 pm.