

**Gaywood Civic Club
Meeting Minutes
Annual & Special Meeting – 27 January 2009
7:00 PM, Rummel Creek Elementary School**

The meeting was called to order at 7:10 PM by the President of the GCC, Jim Petruzzi. A total of 15 Gaywood residents were in attendance representing 15 households. Jim began the meeting by introducing the current officers and directors of the GCC.

Vote on Dues Increase

Jim explained that since the proposed dues increase to \$300/year is more than the 5% allowed by the Deed Restrictions, a 51% quorum was required either in person or by proxy, and an affirmative vote of 2/3^{rds} was required for approval. One homeowner asked about the GCC's current account balances. Donna Brown replied that we recently cashed out a CD worth approximately \$7,000 to pay for Constable service, and we had \$900 in our savings account. There were no further questions or discussion so the votes were counted. Proxies were submitted for 67 households, and 2 additional homeowners (Bill Jensen and Steve Nazareus) were present in person, for a total of 69 households or 58% of Gaywood's 119 households, exceeding the 51% quorum requirement. The vote tally was 66 for and 3 against, satisfying the 2/3^{rds} affirmative vote requirement for approval.

A homeowner asked how to increase the participation of new Gaywood residents in GCC meetings and other neighborhood events. Lorri Apel agreed to investigate potential outreach activities for new homeowners.

2009 Budget

The 2009 budget was then discussed. Operating expenses for 2009 are estimated to be \$41,415. Without the dues increase a budget deficit of \$5,239 was expected. The dues increase will result in a budget surplus of \$2,853. After a brief discussion of the budget it was put to a vote and was approved unanimously.

ACC Update

Jim Petruzzi gave an update on the activities of the ACC. Eight new home plans were reviewed in 2008, and two more were currently under review. Some of the reviews resulted in minor modifications, and all required 1:1 replacement of removed trees. A homeowner asked about the effects on drainage of the building up of the lot elevation by builders. Jim answered that the State code regarding drainage is included in the approval letters issued by the ACC, but on the advice of our lawyer there is no specific drainage requirement in the Deed Restrictions. However, the Deed Restrictions do state that improvements should not interfere with the drainage of adjoining lots. While the Deed Restrictions limit the total square footage of houses, they don't limit the percentage of the lot that is covered by structures like the deed restrictions of some other neighborhoods do.

Election of 2009 Officers and Directors

Elections were held for the four officer positions and for the third Director position currently held by Bill Jensen. All of the incumbent officers and directors were nominated to continue in their present positions. The complete slate of officers being considered for election was:

President: Jim Petruzzi
Vice President: Perry Harrell
Secretary: Steve Gross
Treasurer: Donna Brown
Director 3: Bill Jensen

This slate of officers was elected by a unanimous vote of those present. Scott Humphrey will continue to serve in the position of Director 1, the term of which expires in 2010. Pat DeLaune will continue to serve in the position of Director 2, the term of which expires in 2011.

Other Business

A homeowner asked about crime in Gaywood and it was pointed out that there is currently no Constable liaison to gather and report crime statistics and Constable activities. Bill Jensen agreed to serve as the Constable liaison.

The meeting was adjourned at 7.50 PM.