

Tallgrass East Annual Meeting

December 1st, 2009

1. Welcome and Introductions

2. Commons Area Update: - Brett Gaffney

- We have completed the second year of a new ten (10) year agreement with Green Thumb as our landscaping contractor. Some of the highlights of this year include:
 - Replaced some dead trees and shrubs along 21st Street, and upgraded island lighting
 - Replaced valve covers along Clubhouse Drive
 - Reseeding programs for the soccer field and 21st Street areas
 - Completed some needed sprinkler work by replacing some valves and clocks
- This year's major project was a complete repaint of the exterior walls along both Webb Road and 21st Street – first time this had been done since the neighborhood was developed.
- Some of the islands in the neighborhood are in need of landscaping work.
- The tennis courts are cracking and showing signs that a resurfacing project will in the near future. The life cycle for the courts is generally 5 to 8 years.
- The playground equipment is coming to the end of its life cycle; this will be a significant capital expense to the neighborhood when it finally needs replaced

3. Facilities Update: - Calvin Rider

- The Clubhouse Renovations this year were:
 - Replaced window sashes, trims, and wrapped with permanent trim. The windows were in total disrepair and this should extend their life cycle greatly
 - Replaced doors going into the conference room, out to the pool from the kitchen and hallway, and moved the conference room doors to the exit door. Paint and stain to match décor. Installed new hardware on all door systems.
 - Replaced the entrance canister lighting, as two of the old ones were missing
 - Improved security by re-keying the entire facility and putting in place a numbered issuance system for keys to track their possession.
 - New ceiling fan in conference room.
 - Smart Security now patrols the clubhouse on a 365 day basis
- Clubhouse Renovations planned, in various stages of approval:
 - Install electric hand dryers in the bathrooms; voted and approved by this Board
 - Board has discussed various plans for updating the bathrooms.
 - The Clubhouse's HVAC systems are old and will have to be replaced soon.
 - New Board will consider the need to replace carpeting in clubhouse.
- Pool operations went very well again this year. Our contractor, Aquasizers, will again serve as our pool contractor this coming year. We feel they are doing a good job for a very fair rate. This year we added concessions at the pool, performed by some the neighborhood kids. Most residents responded very well to this.
- The Pool's only major project this year was installing safety systems in the drains as required by federal law. It is our belief that virtually everything associated with the pool, including the liner, filters, furniture, chlorinator, and heater, has now been upgraded.
- Special thanks to Bill & Diann Faflick for again doing a wonderful job as our clubhouse managers and scheduling all of the events.
- Ceiling in the pool storage area needs to be replaced; this will most likely include some mold mitigation.

4. **Financial Report of the Association: - Brett Gaffney**
 - 2009 Budget Report, including current position
 - Accounts receivable position has stayed consistent – HOA dues. Board uses Small Claims Court for any delinquent accounts we need to. So far, we are 100% in SC Court.
 - Dues will increase \$10 every six months, to \$220.00 every 6 months
 - Forecast for 2010

5. **Ongoing concerns over Covenants violations: - Deb Strange**
 - The most widely abused covenant violations are:
 - Trash dumpsters not properly stored, covenant 6.13
 - Parking in the street, covenant 6.04 (3)
 - Boats and trailers parked in driveways and lawns, covenant 6.04 (1)
 - Please be diligent in keeping kids and their bicycles off the tennis courts
 - The Board was successful in dealing with several homes regarding covenant-related maintenance issues this year. Primary concerns were painting, sheds, landscaping, and fencing.
 - Reminder – new roofs and change of color on houses must be Board approved. Several homes are showing signs on needing painting.
 - Vandalism was not as wide-spread in years past; security cameras and patrols help the clubhouse and pool areas. Our security company did a very good job this year.

6. **Neighborhood Events: - Alan Deiter**
 - Easter Egg Hunt - this year was well attended with 75 to 100 kids
 - 4th of July Fireman’s Bike Parade & Watermelon feed - again, about 100 participants
 - Annual Tallgrass East Garage Sale was again a success
 - Fall Festival - 2009 again brought rain, but most events we held except for the band. Most events were very well attended considering the cold and wet weather.
 - We had two Adult Swim Nights in 2009.
 - Neighborhood Directory was updated and distributed this fall.

7. **Off Agenda Items from Residents – Question and Comments**

8. **Elections for the 2010 Tallgrass East Board of Directors: - Tiffany Goodvin**
 - 2009-2010 – Tiffany Goodvin, Calvin Rider, and Deb Strange; each have one year remaining on their terms
 - 2008-2009 – Alan Deiter, Brett Gaffney, and Don Olson are up for renewal; only Don Olson has elected to seek another term on the Board. Todd Wenberg had resigned from the Board earlier in the year.
 - 4 Open Terms for 2 years:
 - Board nominees for the 4 Open Terms to this point are:
 - Don Olson, current Board member, 2321 Stoneybrook
 - Luke Catlin, non-elected, 2414 Vinegate Circle
 - Doug Hodgens, non-elected, 2226 Stoneybrook
 - Jon Green, non-elected, 2415 Vinegate Court
 - Ron Sauber, non-elected, 2519 Lindberg
 - Mark Deiter, non-elected, 2435 Vinegate Court

The meeting attendees voted for 4 people and the results were counted up by Bob Mullens, TGE Accountant. Don Olson, Doug Hodgens, Ron Sauber and Mark Deiter were the 4 nominees who received the most votes and were elected to the TGE Homeowners Board.