

Kenmure Property Owners Association
2010 Annual Meeting Minutes

The Annual Meeting of the Kenmure Property Owners Association was called to order at 5:32 PM, Thursday, December 09, 2010 in the Charleston Room of the Kenmure Country Club by Linda Mensch, Vice-President.

Ms. Mensch welcomed and thanked the residents for attending and explained that Kathy Meersman had been called away for a family emergency. The 2010 Board members as well as the 2010 KARC, RMC, Security and Long Range Planning Committee chairs were introduced (see attached Summary). An announcement was made that Terri Edelstein was available to update or create emergency cards. Residents who had served on committees during 2010 were acknowledged and thanked as were KEI staff members.

Ms. Mensch announced that according to the by-laws prior notice of twenty-one (21) days must be given before an annual meeting. A notice was mailed on November 5, 2010 to all residents. This satisfies the requirement and the Corporate Secretary certified that proper notice of the meeting had been given.

Ms. Mensch also announced that the Corporate Secretary certified that a quorum was present (40% of the 832 lots platted in Kenmure) which is 333 owners, represented by proxy or their presence at the meeting. A total of 383 proxies had been received by the deadline of November 28, 2010 therefore the meeting was legally constituted.

Ms. Mensch asked Debbie Evilia, Recording Secretary, to read the minutes of the 2009 Annual Meeting. A motion was made by Paige Wilms and seconded by Dick Brown that the reading of the 2009 Minutes be waived. A voice vote was taken and the motion was unanimously approved.

The Financial Report and 2011 Budget were presented by Dick Bendel (see attachments). Following his presentation, Mr. Bendel took questions from residents. Mr. Stan Morgan had several questions: What does the Emergency Management cost of \$3600 cover? Answer: Among other things, the Alert Now Phone system. What is Pinnacle Gate Utilities for \$2800? Answer: The new exit gate at Argyle Lane requires electricity, natural gas for the generator, and a DSL line for the cameras. What do we mow for \$22,000? Answer: Right of Ways. What are Special Assessment expenses for \$2480? Answer: Expenses incurred by utilizing our accounting firm, printing costs and mailing costs. Mr. Morgan also suggested a committee be formed to look at security costs. Ms. Mensch requested that he send a written request to the Board so it could be considered at the next meeting. A motion to ratify the 2011 Budget was made and seconded. A voice vote was taken and the 2011 Budget was unanimously approved.

Joyce Ann Millard acknowledged and thanked the election committee. The candidates for the two open Board positions were thanked for running. Ms. Millard announced that Dick Brown and Rob Freeman had been elected to fill the open Board positions.

Ms. Mensch read Kathy Meersman's Presidents Report (attached).

- Ms. Meersman thanked everyone for an interesting experience in which she has learned a great deal. She is grateful for the trust and cooperation given her by Kenmure residents.
- The new exit road has been named Argyle Lane in keeping with the Scottish heritage of Kenmure. The paving is almost complete but the electrical work and cameras are still to be completed.
- The Board has asked the Long Range Planning Committee to look at the future of Kenmure in two to five years. The committee would like residents to submit questions and suggestions to them by emailing Alice Soder, Chairperson.
- A license agreement has been drawn up by our attorney and those from KEI which would allow the Property Owners Association of Berwick Downs to build a cart path to the Kenmure Country Club. This license agreement was reviewed and approved by the board and signed by Kathy Meersman, President of KPOA and KEI.
- Kenmure is still on the work order of the Ultraliner Company to have the drainage pipe under the main road near the gate video taped and possibly repaired depending on what is found during the taping. Although not recently, this area frequently floods because of a possible blockage in the drainage pipe. It is hoped the blockage has been washed out and the repair will not be necessary. The cost for re-lining the pipe, if necessary, will be between \$16,000 and \$18,000.
- Work has begun on purging files in the KPOA office as well as committee files. so that the appropriate files can be scanned into a Document Retrieval System.
- A new welcome sign will be erected near the front gate as a replacement for the recently damaged speed limit sign. It will welcome people to Kenmure, tell them the speed limit and that cell phone use is not permitted while driving in Kenmure. Security will soon be enforcing the cell phone rule for everyone's safety.
- In 1992 an agreement was signed that would allow Kenmure residents to cross the Sanson property to climb Glassy Mountain. The Sanson's are now interested in selling the property and their attorney has requested that they withdraw from the agreement. Therefore the property has reverted to private property and the path should not be used by Kenmure residents to access the trail.
- Residents should remember that the golf cart paths belong to members of the Kenmure Country Club. Club members may walk the paths before golfers tee off but not during the time golfers are playing. No dogs are allowed on the course at any time. Railpen Gap Park is available for walking dogs but excrement must be picked up.

Nick Weedman entertained questions from those present.

- Jodi Rumford of Maple Hill Drive complemented the Road Maintenance Committee on the beautifully maintained roads in Kenmure. Mr. Weedman also complimented the RMC on the work done last winter to keep the roads open during difficult weather. Van Bell, 2010 RMC Snowman, was introduced and thanked.

- Dick Bendel reminded residents that invoices for the 2011 Annual Assessment will be mailed January 4, 2011. They are due within 45 days, on February 18, 2011. If residents have not received the assessment by January 15, 2011 they should notify Mr. Bendel or the KPOA office so a replacement can be mailed. Email reminders will be sent and there will be an article in the newsletter. The rate will be \$1034 for residences and \$773 for lots.
- Dick Brown thanked the 200 residents who have responded by donating to the Guards Christmas Fund. The difference between the Guards Christmas Fund and the Kenmure Country Club staff Christmas Fund was clarified.
- Don Hoffecker, Old Hillside Lane, asked if garbage was included in the security committee. Dick Brown answered that yes, the security committee also oversees garbage pick-up.
- Candice Lewis, Greenleaf Drive, asked for clarification regarding dogs on the golf course. She has noticed many paw prints in the bunkers. Ms. Mensch stated she would bring up the subject with Mr. King.
- A thank you gift was given to Nick Weedman for his many years of service.

There being no further business the meeting was adjourned at 6:05 PM.

Debbie Evilia, Recording Secretary

Linda Mensch, KPOA Vice-President