

Call to Order: 7:06 pm

President's Report: Jeff Zimmers

- Positive items in 2012
 - Great New Neighbors have moved into Banks Pointe with the addition of Drees homes and resells.
 - Playground was installed in 2012.
 - Special Needs Swing is a new addition to the playground. Jeff Zimmers has received and will install next week.
 - Stop Signs have been installed.
 - Suggestions for an additional Stop Sign at Banks Crest and Cotton came in from the neighborhood. All other stop signs were installed at major intersections within the community.
 - Stop Signs seem to be slowing down traffic overall.
 - Tina Lee would like to see a speed bump between Banks Stone and Bankscrest. A discussion, once it is determined who owns the roads, will occur with new owners.
 - There seems to be less traffic coming through the neighborhood. Could be time of year but continuing to monitor during the warm weather with more children and adults on the roads.
 - There has been some indication, neighbors are not stopping. These Stop Signs were installed for the safety of Banks Pointe children and families. Please stop at signs which will also encourage non-residents to do as well.
 - If someone sees a neighbor not stopping, please try to follow up with that neighbor in a courteous manner.
- Complaints in 2012
 - Roads are deteriorating in Phase III quicker than in Phase I and II. The Board is receiving quotes for soil and seed in an attempt to slow down the erosion.
 - Concerns with Foreclosure
 - Dana O'Donnell spoke with Anders Gode who is the representative for Gibraltar Capital.
 - He asked for a list of questions and concerns from the community. Dana will reach out to community by email. After completion, she will send to Anders.
 - What we do know:
 - Anders will bid on March 25, 2013
 - 10 day period for more bids to follow.
 - After 30 days, deeds will be transferred to new owner.
 - RFP's will be accepted for lots within the community.

- Banks Pointe HOA's attorney, Henry Jones, will represent our concerns and questions with new owners..

- Concerns from the Community
 - Timing of the installation of the playground is still a major concern.
 - Board's Response (Specifically Dana O'Donnell responded)
 - One of the responsibilities of the Board is to manage the budget, make certain financial decisions, and do our best to carry through on commitments to the neighborhood. A neighbor approached the board with a play set, the majority of the board thought it was a good opportunity, we had available funds, so we decided to move forward after 2 years of research. The Playground was put to an informal vote within the community because most on the Board felt it was the right thing to do. There were some homeowners who opposed due to timing and the needs for the finances in the future, but many voted yes for the playground. The majority of the votes were for the installation of the playground. The playground was installed.

Financial Report- Sarah Baumgardner

- Balance going into 2013- \$14,258.25. Prepays accounting for about ½. Note: Pool Professional was paid early.
- Play set paid in full by January 2013
- Pool Professionals paid in Q4 2012 for Q1 2013.
- Sarah stated we had not saved any money. We established a reserve for 2013. In this year's budget, we have funds dedicated to a Reserve. The Reserve can only be spent on Capital Improvements. i.e. - not used for lawyers or to pay for pool repairs.
- To be clear, Sarah was saying at the meeting we had not saved any money, meaning none had purposely gone into a reserve. HOA had money and carried over into 2013. 3rd year in a row we had a positive balance, and now we are confident enough to start a Reserve.

ACC Report- Rick Milham

- During 2012- approximately 15 submittals. Decks, fireplaces, landscaping, etc.
- The ACC faces more responsibility with the foreclosure of the lots in Phase III since Kirk is no longer in control.
- ACC Committee consist of:
 - Rick Milham
 - Sean Montague
 - John O'Donnell

***Reminder the board is not involved unless the affected homeowner appeals a decision by the ACC . If this occurs, the appeal would go to an internal hearing with the Board. The Board does not approve ACC requests.

Nomination of New Board Members

- 3 current Board Member have to step down according to by-laws. The remaining 2 will cycle off in 2014
- These 3 Board member seats are up for nominations
 - Sarah Baumgardner
 - Mickey Curry
 - Rick Milham

Jon Stone reads the nominations sent in prior to annual meeting.

- Mitchel Krause
- Sarah Baumgardner
- Mickey Curry

Jon Stone takes nominations from the floor.

- John Kozlowski was nominated by Tina Lee

Homeowners asked to vote for 3 open spots.

- 2013 Board
 - Jeff Zimmers- President
 - Mickey Curry- Vice President
 - Sarah Baumgardner- Treasurer
 - Dana O'Donnell- Secretary
 - Mitchel Krause- Board Member-at-Large
 - Motion- Sarah Baumgardner, Second- Jeff Zimmers
 - New Board installed

Adjournment- 8:37 pm