

Jesse's Bluff Home Owners Association  
Annual Meeting Minutes  
January 4, 2010 7:00 p.m.  
Prairie View Elementary School  
2606 W Johannsen Road

Board members present were Justin Chipley, Wendy Allen, LeLola Scales, John Gunn and Kyle Lundy. Dale McHargue was absent.

A quorum was represented with 42 homeowners.

The meeting was called or order at 7:06 p.m. by President Justin Chipley. He welcomed everyone to the first annual meeting.

### **Treasurer Report**

Kyle Lundy overviewed 2009 expenses and 2010 projected budget. Budget questions were taken from homeowners. Quarterly expenses will be posted on the website. Unpaid 2009 dues were discussed. A reserve for legal fees added to the 2010 budget will be used in part for homeowners who haven't paid 2009 dues in full. 2010 Dues letters were sent Jan. 2, 2010 and are due in full February 28, 2010 at \$225 per household.

### **Architectural Report**

Wendy Allen explained the committee's responsibilities and challenges. She asked homeowners to send questions to our website for approval of changes and additions to properties.

### **Legal Research**

John Gunn explained the process of updating the Bylaws to agree with the Articles of Incorporation and CC&Rs. This work is complete.

### **Block Watch**

Charlene Mount outlined how Block Watch is being started in Jesse's Bluff. There will be 15 sections with ten homeowners in each section. Captains have been named and will meet January 28 at 2815 W Westover for further planning. Signs have been purchased and will be posted this spring.

### **Voting**

Write in nominations were taken from the floor. Jeff Rogers, Robert Medellin, and Garrick Carlton placed their names on the ballot for one-year board terms. After a brief recess all ballots were handed in, and ballots and proxies were counted and recorded. Justin Chipley announced the board winners are:

Justin Chipley, President 2 year term  
Wendy Allen, Vice-President 2 year term  
LeLola Scales, Secretary 2 year term  
Kyle Lundy, Treasurer 2 year term  
Jeff Rogers 1 year term  
Robert Medellin 1 year term  
Garrick Carlton 1 year term

The 2010 projected budget was voted on and approved by the members.

Justin Chipley opened the forum with any other homeowner questions and concerns. He asked for suggestions, referrals and comments to be sent to our website for future use.

President, Justin Chipley, adjourned the meeting at 9:15PM.

Respectfully submitted,  
LeLola Scales, Secretary      Justin Chipley, President