

**Western Gales Home Owners Association
Annual Meeting Minutes
January 13, 2005**

The meeting was held in the women's card room at Fox Meadows Club house and was called to order at 7:30 PM

Attending:

Dick Nyzen – Board Member
Steve Venezia – Board Member
Brian Tucker – Board Member
Jeff Scott Board Member
Rob Nunn
Jill Nunn

Discussion:

Distribution of Covenants

A clear copy of the covenants will be distributed to each resident of Sub-division IV. Also any new residents will be given a copy as soon as they move into the development, if not sooner.

Hiring of Management Company

The board advised attending residents that they were in the process of hiring a property management company

Review of Accomplishments:

Dick Nyzen briefly reviewed the accomplishments of the New Board

- Insurance for board members
- Attorney selection
- Established Non Profit status
- Review of Green Space
- Snowplow contract
- Newsletter & Dues Invoicing
- Established PO Box
- Budget Outlined

Outlined Next Focus of Board in 2005:

The board would be reviewing and outlining specific covenant guidelines. And enforcing such guidelines
Completion of the street by late summer

Q&A:

Bob Nunn requested and received a copy of the 2005 Budget

Bob Nunn backed the importance of covenant enforcement and the importance of supplying copies to new residents as soon as possible

Adjournment:

The meeting adjourned at 7:50 PM