

## **Lexington Estates First Homeowners Association**

### **Annual General Meeting Minutes**

**January 17, 2006**

1. The meeting was held at the Great Falls Library in the large meeting room. The president, Eldin Leighton, called the meeting to order at 7:10 pm.
2. The president pointed out that a quorum was not present and the bylaws allowed anyone in attendance to call for adjournment. A motion to adjourn carried and the meeting was adjourned.
3. The president submitted his immediate resignation and Mark Summerfield's (treasurer) previously submitted resignation became effective at the conclusion of the meeting leaving the secretary, John Small, as the sole remaining board member. The lands and grounds committee chair, Ed Heberg, agreed to remain until his replacement could be selected. The ARB chair, Beth Garrighan, agreed to remain until her replacement could be chosen.
4. The secretary then appointed Brian Pepper as acting treasurer until a new board could be constituted. The appointment was necessary to receive payments accompanying requests for disclosure packets. (Several requests were processed before the new board was elected in February.) Jeff Rainey agreed to serve on the ARB board in the interim and was so appointed by the secretary.
5. The secretary arranged to have the annual general meeting reconvened on February 28<sup>th</sup>, 2006. Written notices were sent 30 days prior to that meeting as stipulated by the bylaws.
6. The secretary submitted his resignation to the record (announced in the reconvened meeting notice) to become effective as soon as his replacement could be elected or the sale of his house was concluded whichever occurred first.
7. Chris Bulinkus notified the board that two willow trees on the common area threatened his property. The secretary arranged to have VEPCO fell the trees at no cost to the HOA since they also threatened a VEPCO power transformer.