

Kitts Creek Community Association, Inc.
Annual Meeting
December 6, 2011
Minutes

Meeting was called to order at 6:35 pm by Sue Fallwell, Omega Management

There were 19 owners in attendance and 1 proxy, quorum was established

Sue Fallwell Introduced the Board of Directors, Karl Blackley President, Vanessa Jenkins VP/Sec, and Thad Moore, Treasurer, and Robin Rose with Preston Development Co.

Motion to approve the minutes of the 2010 annual meeting was made by Kathy Sales; Alyssa Deal made a second to approve. The motion passed unanimously.

Developers Report:

All Streets and utilities area accepted by the TOM except Phase IV

Phase IV should be accepted by end of January 2012

Phase III – Rough graded – Construction drawing at TOM for approval. No development work is planned for 2012

Budget:

Sue presented the 2012 Budget – Capital Contribution of \$1,764 not shown as being credited to Reserve fund – correction will be made. Ryan will be billed for 25% of utilities at the end of the year – payment will be credited to the Other Income category. Motion to approve the 2012 Budget as presented was made by Kathy Sales and BJ Pitkin made a motion to second. The budget was approved unanimously.

Open Session:

Robin Rose made a presentation of the back entrance momentation and the conflicts with the TOM's new zoning ordinance. Kathy Sales and Stephanie Reid joined the presentation to solicit homeowners to email the Town Council in support and to attend a Town Council meeting on the 15 to encourage the Council to vote change the amendment.

Request was made to have a homeowner Christmas Party - \$3K is in the budget for someone to plan.

Request was made to have a sound system for events

Meeting was adjourned at 7:20 pm