

Kitts Creek Community Association, Inc.  
Annual Meeting  
November 28, 2012  
Minutes

Meeting was called to order at 7:10 p.m. by Sue Fallwell, Omega Management

There were 29 owners in attendance and 1 proxy, quorum was established

Sue Fallwell Introduced Kasey Williams with Omega and the BOD, Karl Blackley President, Vanessa Jenkins Vice President/Secretary, and Thad Moore, Treasurer, and Robin Rose with Preston Development Co.

A request was made to correct the spelling of Alyssa Dill's name in the 2011 minutes. Motion to approve the 2011 minutes with corrections noted was made by Charylene Brombaugh and Chi Wang made a second to approve. Passed unanimously.

Developers Report:

Construction to start on Phase III in February and on the additional 8 bungalow lots at the same time.

New entrance is complete – columns at Keystone still to be lighted.

Chesapeake Homes to begin construction on Grand Blvd lots in January.

Sue Presented the 2013 Budget – Ryan will be billed for 25% of utilities at the end of the year – payment will be credited to the Other Income category. Check to see if increases in the Waste Industries contract. Motion to approve the 2013 Budget as presented was made by Larry Whitaker and Kathy Sales made a motion to second. The budget was approved unanimously.

Open Session:

Kathy Sales and Stephanie Reid made a presentation on Community Watch.

Robin Morgenstern made a presentation for the pool committee.

Community Christmas Social on 12-15-2012 was announced.

Meeting on traffic study for traffic calming devices is 12-4-2012 at the Morrisville Fire station.

Meeting was adjourned at 8:25 p.m.