

Minutes of the Cates Farm HOA Annual Meeting
7 pm, Tuesday April 24, 2012

The meeting was called to order at 7:10 pm by President Alex Sandifer. The meeting was held at the Sunset Creek clubhouse, at the intersection of Hillsborough Rd and Farm House Drive, about 300 yards north of Cates Farm Road.

Present: Alex Sandifer (President), Susan Summer (Secretary), Laura Pierce (Treasurer), Linda Browner (Vice President), Glyn Collins, Jay Golden, Charles Goss, Evelyn Johann, Bob Kanter, Gary Pierce, Christopher & Gretchen LoFrese and Joel Duvall (Property Manager). There were 24 proxies on record. Quorum was established.

Minutes of the 2011 meeting were approved.

Joel reviewed his report, a copy of which is attached and made a part of these minutes. Joel's annual reports will be added to the web site which is www.catesfarm.com. The financial status was reviewed. Joel recommended to the Board and the members at large to keep the dues at \$132. The recommendation was approved. Notices will be sent out.

Other business and topics discussed included:

The subjectivity of the Board in approving Architectural Review applications,
Drainage problem in a common area,
The proliferation of snakes, spiders, coyotes, and other wildlife,
Damage done by children to our lights, trees and fences,
A Cates Farm Sign,
And other items, including those mentioned in Joel's report.

Alex asked for nominations for Board members.

- Joel and others reviewed activity of the Board members for the previous year(s).
- There were 5 Architectural Review applications approved.
- Susan Summer, an active Board member for many years, reminded everyone that her house is on the market and her seat will be vacant when it sells, but she will serve until then.
- Others have served on the Board for longer than they desire and would like to be replaced.
- Jay Golden accepted nomination for the Board. The current slate and Jay Golden were unanimously elected.

As vacancies arise during the year the Board has the authority to appoint replacements.

The attendees enjoyed Maple View ice cream and local strawberries, and conversation and meeting new neighbors.

The meeting was adjourned at 8:10 pm.