



The Settlement on Wilmington Owners Association, Inc., P.O. Box 30202, Savannah, GA 31410
Association Information: Jim Sell, 898-8289, Billing Information: Libby Gillians, 897-6465

Annual Membership Meeting Agenda **October 20, 2008**

Meeting came to order 7:08 pm

- 1) Acceptance of proxies – There were no proxies
- 2) Determination of members present – A sign in sheet was signed by all members present
- 3) Secretary's report – Nancy made available copies of the last board meeting and last years annual meeting and let it be known that every homeowner was sent last years notes after last years meeting.
- 4) Treasurer's report and collection efforts on delinquent dues – Libby reported that we have \$6,569.98 in checking as of 9/30/2008. She made available to all members an accounting of the recurring expenses for their review as well as an actual ledger for those who wish to see it. At last years annual meeting we had around \$5,000.00. It was discussed that one of our goals from last year was to have a cushion built up in the checking for emergencies and we have accomplished that.
- 5) Committee reports - Architectural Review, Landscape, Signs,- Last year members had requested that we hire a new landscaping crew and after receiving estimates, the best company was Tidewater. They have done a great job for us and have been very easy to work with. We have been having some problems with the irrigation systems and the timers. These items will need to be replaced soon. The cost of replacing these are around \$250.00 each and we are negotiating to replace both the island and front units for \$400.00 total. We are also starting to have problems with the lighting on the entrance. Any maintenance that has to be done to it, even changing a light bulb, has to be done by an electrician starting at \$75.00 per hour. Our plantings have also matured some and the lighting needs to be changed. When we decide to make the change a system that is more easily maintained will be considered, a system so that we can replace our own light bulbs and the bulbs will be readily available.

The Architectural Review Committee has been busy, Ronnie, JoAnn, and Curt, there have been several new porches and decks added. Fences were a topic of one committee meeting and it was decided that a vinyl fence was acceptable as long as it was of a natural color to blend with the existing fencing. There was a request for a storage building behind trees and it was discussed that any exterior changes including major landscaping needs to first be approved and that if the change is for the betterment of the neighborhood and will raise the value of the property it will more than likely be viewed favorably to the ARC and will receive their approval however, all changes must be submitted for approval. An example of switching the shutters on the front of the house from vinyl to wood would probably be met with approval. A question was raised about having a brick fence and on the surface it sounds like it would be something that could raise property value and would be considered for approval with plans and request form submitted to ARC. A request was made for some names for contractors being put on the website and it was discussed that the neighborhood had to be careful not to look like they were endorsing anyone so that they would be held liable but a neighbor could email another neighbor.

- 6) Old Business – see #8 – The neighborhood has retained an attorney that specializes in neighborhood law. We are still working on the preparation of a case where a business is being operated from the home. The covenants clearly state that there are no businesses allowed even though the county zoning laws permit it. Any sign of business activity is prohibited. It is important that people have to comply with the covenants and we have an obligation to abide by them. Products being carried from the house or garage to the car, delivers being made to the house, people coming and going regularly are some examples of violations, but not all inclusive. Avon and Mary Kay are against the covenants. We looked into changing the covenants and even though the law states that you can have 2/3rds agreement to change them our covenants are worded in such a way that we cannot change them till renewal in 2019.
- 7) Election/explanation of procedure – Libby, Curt, and Jim will continue to serve if elected and David and Nancy have decided not to. David has agreed to continue his work on the website. Membership will elect 5 board members and the board will decide their own positions. Thank you to the board.
- 8) Member comments/concerns –(See #6 & #10) Are there term limits? No

9) Counting of ballots and results - JoAnn Sanborn and Steve Busbee volunteered to serve and were elected. The 5 members are JoAnn, Steve, Libby, Curt, and Jim. Ronnie agreed to continue with the ARC and welcoming committee, and JoAnn and Curt will help on the ARC.

10) New Business – see #8 – Our goals for next year is

A. more information – website and newsletters. Classified section on website? There is not a lot happening so there haven't been more newsletters.

B. wants more activities – visibility of association or group meetings and social unity of the neighbors. Socials and group meetings don't mix but will have a social 1 month before the next year's annual meeting to encourage other members to run for office.

Social Committee members are Libby, Ronnie, Caroline, Marsha, JoAnn, and Cindy. Perhaps each cul-de-sac can host a party and there can be a competition to see who has the most representation and a prize can be awarded?

11) Adjourn – 8:30

