

**STATE OF THE ASSOCIATION
ANNUAL MEETING**

February 20, 2008, 1 pm

Association Clubhouse

Daymon L. Brodhacker, President presiding

During the past year, on behalf of the members of the Association, the Board of Directors determined to resolve lingering community-wide issues relative to:

- The adoption and implementation of a phased drainage plan to address our drainage issues;
- The re-implementation of the crime watch program to reduce community vandalism; and
- Implementation of a transparent fiscal accountability process and practice that all community members can come to know, understand and accept.

As you have been continually informed throughout the year, you now know that these issues, with the exception of the re-implementation of the crime watch program to reduce community vandalism, were satisfactorily resolved.

The Board of Directors also undertook reviewing and revising Association committees and Board of Directors practices and procedures and asset repair and renovation needs. Specifically, these efforts included:

- A complete review and/or revision or reaffirmation of the duties, responsibilities and practices of all Association committees;
- A complete review and/or revision or reaffirmation of Board of Directors Operating Policies and Procedures;
- A complete review and/or revision or reaffirmation of our By-Laws;
- A complete review and/or revision or reaffirmation of the duties and responsibilities of the Association Office Manager position which included an annual performance appraisal and provision instrument and process; and
- A complete assessment of Clubhouse repair and renovation needs.

While this was an ambitious undertaking, all were accomplished with the exception of the complete review and/or revision or reaffirmation of our By-Laws. As it has been a very long time since our By-Laws have been reviewed and/or revised or reaffirmed. Succeeding Boards of Directors will serve the community well if they were to adopt a resolve to place in motion a methodical and defensible process for a complete By-Laws review and/or revision. It is hoped that if they do so adopt this resolve, the will of the Association membership will prevail and result in a succinct and easy to follow set of By-Laws that not only serves the immediate guidance needs of the community but also provides a flexibility to adapt to emerging or new guidance needs.

In the guidance, advice and practice of our legal counsel Rod Bray and others, previously pending Association legally related matters have concluded or are near so being. We are fortunate that Mr. Bray is our counsel. Mr. Bray has been with us a long time, he knows us. He has served us admirably.

Our community, fiscally, continues to be sound. This is primarily due and, salutes and recognition is provided to the procedures and practices implemented by previous Boards of Directors and sustained by succeeding Boards of Directors. However, some community members perceived that there has been an opaque fiscal process and practice. The current Board of Directors, realizing this, initiated, under the leadership of Board member and Treasurer Mark Dice, transparent fiscal procedures and practices that were implemented and practiced. All fiscal tasks necessary were accomplished and, as a result of fiscal conservatism and due diligence, no dues increase or special assessments were necessary.

Our community infrastructure is sound and in good repair.

Our community roads are sound and in good repair.

Our community commons areas are sound and in good repair.

Our lakes/ponds are not so sound and not in so good of repair. Our lakes/ponds have been and are filling in with natural debris. Our west community entry pond is an embarrassment to us all. This Board of Directors elected to not pursue a resolve in favor of waiting for the Drainage Plan. We have every faith that this Drainage Plan will provide direction for how best to resolve the needs of our lakes/ponds.

While we have a relatively safe community, acts of vandalism during the last year grew not only in number, but also in the severity of damage caused. We must all realize that we must do what we can to reverse this trend. We need more community members to be actively involved with the safety committee. In fact, it surprises me that every member of our community is not involved with the safety committee. Don't we all have a vested interest to keep our community safe and vandalism free?

Our community committees are suffering and in need of membership revitalization. Our community committees provide services that we would otherwise incur cost. While we are appreciative of the community members who do volunteer, particularly the volunteers on the Drainage, Social and Gardening committees, our community committees do not have enough volunteers from the membership. Because we lack enough volunteer members on these community committees, a few members try their best to accomplish what efforts our community committees demand. If the numbers of volunteers for our community committee memberships do not increase, we risk the cessation of some of them. And, in the risk of cessation of some of these community committees, the Association may incur additional costs in the years to come.

Our formal community communications are not timely. Even though it continues to provide appropriate information, the quarterly FoxTales newsletter provides information that is mostly stale. Efforts to solicit community input relative to improving community communications throughout the year yielded no contributions.

In summation, during the past year, an ambitious agenda of community oriented corrections relative to lingering community issues and concerns was undertaken and largely achieved. Additional reviews relative to Board of Directors operations practices were undertaken and, where necessary, corrected. Our major legal issues were solved. Our financial procedures and practices became transparent to the community; Our financial health sound enough so that no dues increase or special assessments were necessary. Even though they are sound, our infrastructure, roads and community assets will continue to need to be monitored so as to assess, determine and implement appropriate maintenance measures to continue their soundness.

When presented, our Drainage Plan must be enacted. Enactment shall include the resolve of our lakes/ponds issues. Our community committees, especially our safety committee, need more volunteers in they are to continue to exist. Our formal communications must become timelier.

In conclusion, the state of the Association may be best characterized as being even. Even though a lot of efforts have been provided to get to even, many more will be required to move the Association forward. We must trust that our future leaderships will exercise their collective judgment to help move us there.