

**SOLSTICE AT SEVANO HOMEOWNERS ASSOCIATION  
C/O MORRISON GROUP, INC.  
POST OFFICE BOX 39242  
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**2010 ANNUAL MEETING  
Tuesday, November 2, 2010  
10:00 a.m. Pool Ramada**

- I. **CALL TO ORDER:** David Neuer, President for the Community, called the meeting to order at 10:00 a.m. at the Pool Ramada.
- II. **PROOF OF NOTICE/QUORUM.** Trisha Morrison gave confirmation of a quorum. In accordance with Article 2, Section 2.3 of the Association Bylaws, the Annual Meeting Notice was to be mailed to each homeowner at least 15 days before the meeting. The notice was mailed on September 2, 2010 and October 4, 2010. In accordance with Article 2, Section 2.4 of the Association Bylaws, 1/10th (8) of the votes of the membership present either in person or by proxy shall constitute a quorum. Trisha Morrison confirmed there were 8 mail-in ballots and homeowners representing 11 lots were present.
- III. **INTRODUCTIONS.** David Neuer introduced the Board Members and Trisha Morrison of MGI. Present for the Board were David Neuer, President, Mary Nuttall, Vice President. John Roudebush, Joyce Crowe and Jim Pope.
- IV. **MINUTES OF PREVIOUS MEETING.** Motion was made by John Roudebush to approve the November 3, 2009 Annual Meeting Minutes as presented, seconded by Joyce Crowe and carried.
- V. **NOMINEES.** There were three board openings and three nominees. Joyce Crowe, David Neuer and Jim Pope were elected for a two year term by acclamation. The officers were seated as follows:

David Neuer, President  
Mary Nuttall, Vice President  
John Roudebush, Treasurer  
Joyce Crowe, Director  
Jim Pope, Director
- VIII. **PRESIDENT'S REPORT.** David Neuer explained the Board's and Management's responsibilities. David gave a brief overview of the Community and the accomplishments of 2010. The 2011 budget was approved without an increase. David explained that some services, such as street sweeping were cut back on frequency to reduce some of the expenses. The RDA study recommends that 2010 year be fully funded at \$224,153. The estimated balance in reserves at year end will be \$251,436. The spa was recently resurfaced with pebble-tec with a five year warranty. The pool was acid washed in March and the pool motor replaced in July. The streets were seal coated in October. This was a capital improvement recommended for 2011 per the RDA study. New pool furniture was purchased in October 2010. The frames are warranted for 3 years and the strapping for 5 years. One of the side gates was used as a test to improve the appearance by changing out the wood to alder wood. The Board did not see any improvement at a cost of \$200. This project was tabled. There was touch up painting and stucco repairs throughout the community.

David acknowledged board members and homeowners for being involved with the community helping.

John Roudebush for repairing the shower handle and overseeing the street sealing.

Jim Pope removing the pigeons from the community.

John Roudebush, Mary Nuttall and Jim Pope for selecting and ordering the pool furniture.

David Neuer for meeting with vendors on site to resolve homeowner issues, including painting issues.

Judi McMillin regarding violation issues.

Maureen Steg for changing out coach lights.

**IX. FINANCIAL REPORT.** David Neuer provided a financial report as of October 31, 2010.

Operating Account	\$ 29,737.41
Operating Savings	38,871.44
Reserve Account	60,521.91
Reserve CD NV 11/08/10	71,463.88
Reserve CD CA 11/08/10	122,274.62
 Total Assets	 \$254,260.41

**QUESTIONS/OPEN DISCUSSION.**

**X. ADJOURNMENT.** There being no further business, a motion was made to adjourn the meeting at 10:25 a.m., and unanimously carried.

Respectfully submitted,

(Signature on Original Copy)

Trisha Morrison, AMS™, PCAM®  
Morrison Group, Inc.