

Swift Creek Woods Homeowners Association, Inc.  
Minutes of the Annual Meeting & Election  
February 16, 2004

The meeting was held in the Buck Lake Elementary School cafeteria and called to order at 7:00 p.m. by Martie Kantor, President.

Board Members Present: Pepper Harris, Martie Kantor and Nancy Copa

There are two vacancies on the board of directors. Since there were only 19 property owners represented in person or by proxy we did not reach a quorum for the purposes of holding the election.

The current board members appointed the vacancies:

Barbara (Bunny) Cooney: Member at Large

Ron Stefani: Secretary

The 2004 budget was distributed and discussed.

Motion to approve the budget: Martie

Second: Nancy

Vote: All in favor

Sign Update: Martie reported getting several estimates from sign companies. The Board will make a decision on a contractor next week. The next newsletter edition will include updated information about the new sign progress.

Work Day Project:

Clean up day scheduled on March 13<sup>th</sup> at 9:00 a.m. for clearing out the underbrush and removing debris along Pedrick Road, adjacent to the Swift Creek homes. Volunteers were requested to bring their own tools.

Recognition:

Each committee volunteer was awarded a Certificate of Appreciation for serving their community.

Committee Reports:

ACC: Pepper Harris, Chairman

Pepper reported that the committee had approved several plans for additions, decks and fences in the neighborhood and reminded people to please request approval before constructing any exterior improvements.

Covenant Enforcement: Bunny Cooney, Chair

Bunny reported that the committee is working on providing a more easily read set of rules/covenants for the homeowners.

Newsletter: Cindy Newsome, Chair

The next issue of the newsletter will be produced in April. Cindy said that she did not receive many responses from residents about the directory and will request information again in the newsletter.

Welcome: Amy Harris, Chair

Amy reported welcoming 38 new homeowners and also decorated the entrance for the Christmas Holiday. She currently has 8 names on the babysitting list.

Social: Chaired by Tricia Keipper

Martie reported that the social committee has been very active and they might plan a Spring picnic. Volunteers are needed for this committee since the chairperson is moving.

Landscape: Ed McEachron, Chair

Ed will not be able to chair the committee this year and volunteers are needed. Ed was involved with the new signage project.

The 2004 Board of Directors:

Martie Kantor, President

Pepper Harris, Vice President

Gary A. Harris, Treasurer

Ron Stefani, Secretary

Bunny Cooney, Member at Large

Meeting adjourned at 7:50 p.m.

Immediately following the meeting, the newly elected Board members met to elect the officers to include the staggered terms as per the bylaws.

Martie Kantor, President	3-year term
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Pepper Harris, Vice President	2-year term
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Gary A. Harris, Treasurer	2-year term
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Ron Stefani, Secretary	1-year term
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Barbara Cooney, Board at Large	1 year term
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The Board scheduled the next meeting on Monday, May 19<sup>th</sup> at 7:00 p.m.