



Emerald Bay Estates

Homeowners Association
1901 Long Prairie Rd., Ste 130-24
Flower Mound, TX 75022

**EMERALD BAY HOMEOWNERS ASSOCIATION
ANNUAL GENERAL MEETING OF HOA MEMBERS
March 10, 2009**

MEETING MINUTES

LOCATION: The meeting was held at St. Nicholas Church, 4800 Wichita Trail, Flower Mound, TX 75019.
Meeting started at 7:40pm.

ATTENDED BY:

Pat McCarrell	Vice President
Calvin Swank	Treasurer
Margaret Condon	Secretary
Poffenroth	Member & ARC
Benet	Member & ARC
Weimerskirch	Member & ARC
Lamb	Member
Hennessy	Member
Powell	Member
Rhodes	Member

AGENDA ITEMS:

- I. Calvin Swank reviewed the 2008 Financials. 2008 dues were all received except from one homeowner.
- II. Calvin Swank presented the 2009 Financial Budget. 55 out of 62 homeowners have paid 2009 dues. Late notices will be sent out the end of March.
- III. Ballots for electing two Directors and two ARC members were turned in and all ballots were tallied. The new directors are Wayne Brown and Steve Barick. The new ARC members are Tom Hennessy and Tim Black.
- IV. Kevin Weimerskirch, Rick Benet, and Tracey Poffenroth updated the members of 4 new requests from homeowners for improvements to their property. The master ARC Status spreadsheet will be emailed by Margaret Condon to the outgoing and incoming ARC members so that the spreadsheet can be updated. 2505 Paradise Lane continues to be incompliant with the Emerald Bay Use and Restrictions rules. Rick Benet will explore legal actions against the house and present it to the Board.
- V. The Board announced that a survey will be sent out to the neighborhood asking our homeowners the choice to continue with winter rye grass. The members unanimously decided to accept bids for updating the landscaping at the entrance of the neighborhood. Some of the updates include adding hardscape with annuals/perennials. The members further decided to add a budget item for Christmas lights at the entrance of the neighborhood.



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MEETING ADJOURNED – 8:40pm

REVIEWED BY:

Name:

Date: