

Sterling Pointe / Larkspur HOA

Annual Homeowners Meeting

September 13, 2011, 7:00 pm

Board Members Attending: Bob Moore, Elden Beach, Fran Switser, Tom Marshall and Don Deyoe

Committee Chairpersons Attending: Rick Corey, Mike Chandonnet, Christian Phelps and Don Deyoe (new Healthy Forest committee)

Others Attending: A Quorum of Sterling Pointe Homeowners, John O'Connor (Pristine Communities, Inc.)

1. The annual business meeting of the Sterling Pointe Owners Association was called to order at 7:00 pm by Board President Bob Moore.
 - A. John O'Connor verified that the required 10% of homeowners were present or represented by Proxies for election of new Board Members.
 - B. John O'Connor verified that all Sterling Pointe Owners were notified of the Annual meeting by first class mail.
2. The reading of the minutes of the 2010 annual meeting was dispensed with and approved unanimously by voice vote as written.
3. Don Deyoe presented the August 31, 2011 Financial Statement:
 - A. Total Cash on Hand - \$51,771.71
 - B. Total Assets/Owner Equity - \$51,081.71
 - C. Total Operating Income - \$29,775.00
 - D. Total Operating Expenses - \$17,494.89
 - E. Total Income Excess of Expenses - \$12,280.11
4. Bob Moore presented the President's "State of the Community" report to the assembly. The Homeowners Association is an example of government at the local level and, as such, Sterling Pointe is strong as an Association. Early last year there was a concern about home values within the community so the Board launched the "Beautify Sterling Pointe" project in an attempt to improve curb appeal in the neighborhood. As it developed, this project took on a different complexion than originally intended. The Board members conducted drive by inspections to identify opportunities for improving the curb appeal of homes in Sterling Pointe. Owners were given suggestions of steps to improve their properties. Unfortunately, this did not result in much change and stronger methods had to be employed. The needed improvements have now been accomplished but the process was very difficult. This all points out that we need to work on changing our attitude towards making Sterling Pointe a desirable place to live and for all to want to enhance the beauty of our community. Bob announced that, as he has served on the Board for nine years now, he is retiring to make way for a new administration.
5. Nomination and election of officers for the Board of Directors: A slate of 3 names was presented to fill 3 positions for a 2 year term on the Board of Directors:
Elden Beach

Dan Horan
Rob Phelps

Louise DiCiesare made a nomination from the floor of her husband, Mark DiCiesare. Mark DiCiesare was not present at the meeting and Louise DiCiesare assured the assembly that Mark DiCiesare would be able to serve if elected. There being no other nominations, the nomination process was closed. Rob Phelps was absent from the meeting, but was introduced by his wife, Christian. The other two candidates, Dan Horan and Elden Beach, briefly introduced themselves, shared their backgrounds and stated why they would like to serve.

A question was raised from the floor as to the qualification of Mark DiCiesare to serve since he and his wife are not the owners of their home, but are living in the home that is owned by the father of Louise DiCiesare. Louise produced a Power of Attorney document giving her and Mark DiCiesare full rights to the home. The Declaration of Sterling Pointe and Bylaws of Sterling Pointe Owners Association, Inc. require that anyone holding a Board position be a Sterling Pointe property owner. Since no one present could give a reliable ruling on the matter, the Board agreed to allow the name of Mark DiCiesare to be placed on the ballot. The Board will seek a legal opinion on the DiCiesare case to inform future decisions on such matters.

After the appointment of Election Monitors, a vote for Board officers was held by secret ballot and Elden Beach, Dan Horan and Rob Phelps were each elected to a 2 year term.

6. New Business – Trash and Recycle Program

Bob Moore introduced the topic of recycle for discussion and outlined the rules for participants to speak on the subject. Don Deyoe presented some information regarding recycling options available to Sterling Pointe residents and suggested that the Board consider including recycling as an option when the trash collection contract is put out for competitive bidding in two years. The data shows that a totally integrated trash collection/recycling contract is the most cost effective option with a cost of recycling at \$1.00/home/month. Christian Phelps presented information on “short term” recycling options that might be employed in the two years between now and when the trash collection contract can be renegotiated. The two “short term” options are a community recycle bin located in the town of Larkspur and curbside pickup of recycle materials in addition to the existing Waste Management pickup of regular trash.

After a lively discussion, the following motion was made by Ron Claussen, seconded, discussed, amended by Marjorie Roy to clarify questionnaire voting procedures and passed by a voice vote of the assembly:

Don Deyoe and Christian Phelps will prepare two detailed and precise proposals for “short term” recycling (namely, recycling bin and curbside pickup) for action by the Board. A new questionnaire will be sent, along with

the two detailed proposals, to all Sterling Pointe owners asking, “Do you prefer Option 1, Option 2, or to not recycle at all”. Further, owners will be notified that the questionnaire is structured so that a “non-vote” is a vote to support the decision made by those who do vote.

7. Meeting was adjourned at 9:30pm

Respectfully Submitted,
Don Deyoe