

Ethan's Green
Annual Meeting of the Owners
Thursday, September 4, 2003

The annual meeting for the members of the Ethan's Green Home Owners Association was called to order at 7:00 p.m. by board president Meredith Shreve. Management confirmed that a quorum was present due to the passage of the amendment by the home owners.

Ms. Shreve then introduced the board members and guests. Management then gave a financial report on the standing the association. Ethans Green was operating in the black, and was saving money for capital improvements. Any past due accounts were being vigorously pursued through the law firm of Kaman and Cusimano. Financial questions were then fielded from the floor.

Ms. Shreve then gave a report on the status of the association and projects done both during the previous year as well as the expected projects the board would like to attempt in the coming year. Among those were:

The entrance signs were painted at all major entrances to the community. Brighter lights were installed at the intersection of Ethans Drive and Route 91. The landscape contract was signed for three years instead of one in exchange for cost savings to the association. Fees were kept the same as the previous year. The gazebos were pressure washed and sealed throughout the community as were any of the common fences. New signs were also installed at Liberty & Glenwood and Alling & Post identifying them as main entrances to the community. This coming year, the association would like to investigate several new projects including: installing new benches by the ponds within the community, fountains in the lakes, coordinating stop sign replacements through the city, and auditing the books from 2003. Again, after the report, questions were fielded from the owners in attendance.

Next was the election of trustees. Mr. Fratus of Carlyle Management outlined the responsibilities of the board, how often they met, and gave a general description of the duties involved with the various positions within the board. The members elected will meet after the meeting to hold an organizational meeting to elect officer positions. When the floor was opened for nominations or volunteers, seven people volunteered for seven positions. They were: Meredith Shreve, Jerry Canterbury, Pam Biesiada, Chip Rader, Pete McDonald, Bill Furey, and Gary Patterson. A motion was made (Furey) and seconded (McDonald) to close the floor and accept the seven volunteers by acclamation. Each person was then given a few minutes to introduce themselves and give some background information to those in attendance.

After general discussion, a motion was made (Patterson) and seconded (Canterbury) to adjourn the meeting. Meeting adjourned at 8:13 p.m., board positions would be elected at the next board meeting.

Respectfully Submitted,

Edward Fratus
Recording Secretary