

**WOODBIDGE TOWNHOME  
OWNER'S ASSOCIATION, INC**

— MANAGED BY —

**Courtney & Courtney**

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Annual Meeting Minutes

November 15, 2007

**Call to Order**

The meeting was called to order at 7:04pm by President Swede Murphy. Other board members present were Susie Nulty, Bob Jones, and Charon Nelson. Sam Giamarvo was in Arizona. Courtney and Courtney was represented by Judy.

**Proxy Certification and Quorum**

Thirty four lots were represented in person, and ten by proxy, which constituted a quorum.

**Verification on Notice**

Courtney and Courtney verified that notice had been sent out 30 days in advance as required by the Declarations.

**Welcome and Introduction**

Swede welcomed all homeowners attending and introduced the Board and Management Company.

**Approval of Minutes**

Minutes of the 2006 annual meeting were approved.

**President's Report**

Swede reviewed the status of the Restoration Project. There was discussion about the project.

**Architectural Control Committee**

Numerous requests were approved as garage doors were replaced during the restoration.

**Landscape Committee**

Plans created and approved by the BOD in 2003 were displayed again to help homeowners see the suggestions for their units.

**Maintenance Committee**

Mud-jacking was done to enhance safety of the walkways, especially in the center area.

Electricity at the pond was brought up to code and the lean-to was taken down. The sink hole was also filled in.

**Treasurer's Report**

The budget for 2008 was reviewed.

**Election of Directors**

Helene Knapp was nominated by the committee. Cliff Benson was nominated from the floor and was elected by a majority vote.

**New Business**

Sam Giamarvo was recognized for all his time and talents shared in the community. He was especially recognized for developing/maintaining the web site.

**Old Business**

None

**Adjournment**

The meeting was adjourned at 8:20 pm.

Respectfully submitted,  
Charon Nelson