

**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