

**Minutes for Annual Meeting of
Sexton Mountain Meadows Planned Community Association
10 May 2007**

The meeting was called to order at 7:05 PM at Sexton Mountain Elementary School.

Those present were Mark Vandervest, Cindy Vandervest, Carol Davis, Marc Davis, Sambo Kirkman, Jim Dehning and Meghan Rachmady. Meghan Rachmady as Secretary took the minutes of the meeting. Fourteen (14) homeowners, including Board members, were present for the meeting. (see attached sign-in sheet for full list of attendees).

The minutes of the previous year's meeting were read and no changes were needed. The assembled group approved the minutes as presented.

The agenda for the Annual Meeting was read and approved.

The SMMPCA website was presented. The website (www.sextonmountainmeadows.com) is a resource for all the homeowners with information including CCRs, bylaws, commonly asked questions and board member contact information. All subsequent mailing of the HOA will have the website address printed on them.

The final recorded copy of the CCR roofing amendment (2006) still needs to be returned from the attorney.

Personal, moveable storage devices (commonly known as P.O.D.S or SAM) were discussed with the group. Such devices must:

- Be contained fully within homeowner's property
- Not block the road
- Gain approval for longer than 8 hour duration

The Board may review on a case by case basis if storage device is to be on the property longer than 2 weeks. The Board may require written neighbor approval in such instances.

Commercial vehicles (and those with commercial signage) are to require approval issued by the Board to individuals on a case by case basis. The Board reserves the right to re-evaluate if parking becomes a nuisance.

The financial report was presented by Carol Davis and no revisions were necessary.

Real Estate signage placed in SMMPCA entryway will be removed.

Jake Wooden was nominated and voted to join the Board. The officers of the Board remained the same as previous year: Marc Davis as President, Mark Vandervest as Vice President, Meghan Rachmady as Secretary and Carol Davis as Treasurer.

The meeting was adjourned.

Respectfully submitted,
Meghan Rachmady