

**Minutes for Annual Meeting of Sexton Mountain
Meadows Planned Community Association
May 25, 2006**

The meeting was called to order at 7:03 PM at Sexton Mountain Elementary School.

Those present were Mark Vandervest, Cindy Vandervest, Carol Davis, Marc Davis and Sambo Kirkman. Meghan Rachmady was not present and board president, Marc Davis, took the minutes of the meeting.

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

The treasurer's report was presented by Carol Davis and no revisions were necessary.

The accomplishments of the previous year were reviewed by the board and presented to the group.

They included:

The successful repair of the brick wall along Murray Road and the bark dusting along Sexton Mountain Drive.

Reduction in insurance costs by review of policies.

Successful maintenance of home values in all sections of Sexton Mountain Meadows by active board review of renovation projects and continued adherence to the CC&R's within the community.

No increase in dues. Current dues are about a dime a day.

Discussion of the entry planting and renovation of the irrigation system.

A topic of discussion was the resignation of previous members of the board.

The results of the CC&R change to allow "Architectural" style composition shingles to be used to cover homes within all portions of the development. All changes to roofing must be approved by the Design Review Committee and the required specifications for the roofing were presented to the group.

New board members were nominated. Fred Wagoner and Meghan Rachmady were elected to the board. Meghan was elected as Secretary. The remaining board members were reelected to their current posts for another year.

The meeting was adjourned.

Respectfully submitted,

Marc Davis