

November 14th, 2007

Hawthorne II Homeowner's Association
Annual Meeting

President, Len Mroz called the meeting to order at 7:00 p.m. on November 14th, 2007.

A special thanks was given to Larry Hundman for donating the use of the Coldwell Banker building community room for the association's use

Review of 2007 activity:

- An association directory was produced. Thanks to Don and Sue Sutton for donating their time and expense. The directory was well received.
- A new website was created. Check it out at www.hawthorne2.com
Thanks to Dave Williams for the time and effort!
- Two speed humps were installed on Woodbine Street.
- Our largest capital improvement is in progress. A ramp is being built from the lake towards the road in the condominiums.
- Some work was completed on the Hawthorne Acres irrigation project.
- New by-laws for the homeowner's association have been created.
They will be located on the website within a few weeks for review.
- Research is being done for the signage around the lake and common areas. New signs will be needed to replace the damaged ones.
- A July 4th parade was held within the subdivision this year. See website for pictures.
- A new timing control was purchased and installed for the irrigation system.
- The lake pump was replaced. Only labor costs were incurred due to the warranty.
- Some new landscaping was purchased.

Treasurer, Kim Moore, reviewed the financial report

- Financial statements were provided for our 2007 fiscal results
- Any excess funds at year-end will be applied towards fixing the standing water

problem on the north side of the lake.

- The reserve fund will not meet its 10% goal.

2008 budget plans were discussed

- The 2008 association dues will be raised from our current amount of \$300 to \$350 per year. This is the first increase in 5 years and is equivalent to previous increments. The additional \$50 equates to a 17% increase which is still short of the 22% rise in costs over the same period.
- Len led a discussion on improvements to be made in 2008.
 - 1) Install irrigation timers for Hawthorne Acres
 - 2) Fix the drainage problems on the north side of the lake
 - 3) Complete the entrance landscaping on Baywood and Woodbine
 - 4) Provide landscaping and lighting around the new ramp
 - 5) Add mulch around the lake side trees as well as benches and trash cans

Those items that may be started if budget money is available include:

- 6) Replace broken signs around the lake
- 7) Begin irrigation improvements around the lake
- 8) Add money towards the reserve fund

Election of Officers

The existing officers were nominated to retain their current responsibilities by Stan Watkins. The motion was seconded and approved. 2008 officers will be:

Len Mroz, President
Don Sutton, Vice-President
Kim Moore, Treasurer
Don Read, Secretary

The meeting was closed.