

# Callaway Ranch HOA General Meeting Meeting Minutes 1-16-07

In attendance: 18 (see sign in sheet)

Proxies: for Jay and Amy Bedsole (lot 10 block 1)  
for Dawn and Eugene Smith (lot 2 block 1)

1. All attendees introduced themselves
2. Jim Crow reviewed 2006 financial summary and 2007 budget summary
3. Eric Centers reviewed status of wastewater system. Action items:
  - a. Send list of taboo materials for wastewater system with next general mailing
  - b. Send list of taboo materials for wastewater system to Justin to post on web site
4. Discussed landscaping for center common area island at subdivision entrance. A landscaping committee will be formed to investigate options.
5. Tina Newcomb discussed open CCR issues. A CCR change to eliminate the requirement regarding landscaping concrete curbing was signed by >75% of lot owners last year, but could not be recorded at the Ada County offices, lacking proper notarization. A new form was prepared for signature at the HOA meeting, however, since insufficient number of persons were in attendance, signatures will be obtained at a later date.
6. Eric Centers opened discussions on voting for new board members.
  - a. Brent Cherne motioned that number of board members for upcoming year be five (5). Seconded by Tina Newcomb. Vote: all in favor.
  - b. Dick Flynn nominated Jim Crow for the board. Seconded by Bret Green.
  - c. Brent Cherne nominated Tina Newcomb for the board. Seconded by Reet Green.
  - d. Anne Kawalec nominated Eric Centers for the board. Seconded by Justin Alderson.
  - e. Tina Newcomb nominated Jason Peery for the board. Seconded by Patty Norberg.
  - f. Bret Green nominated Roger Norberg for the board. Seconded by Brent Cherne.
  - g. No further nominations for the board received.



Callaway Ranch HOA General Meeting  
January 16, 2007

| <u>Name</u>              | <u>Address or lot</u>     |
|--------------------------|---------------------------|
| Colleen & Jim Crow       | 4228 W Kelsey Creek St    |
| Patricia & Roger Norberg | 2346 Sun Valley Place     |
| JOEL F MENLE TIMMY       | 2387 N Sun Valley PLACE   |
| Jason Perry              | 2458 N Bottle Creek Pl    |
| Tina Newcomb             | 4522 W Morgan Cr Ct.      |
| Victor Villegas          | 2441 N. Sun Valley Pl.    |
| Clas / EIVIN FRODE       | 2389 N. Bottle Creek Pl   |
| ERIC CENTERS             | 4285 W. KELSEY CR         |
| Michelle Blum            | 2676 N. Saddle Mtn        |
| JUSTIN ANDERSON          | 2348 N BOTTLE CREEK PL.   |
| ROD ATWOOD               | 4436 W. KELSEY CREEK      |
| PAUL VENOSDEL            | 2475 N Sun Valley         |
| Brent + Sheryl Chene     | 446 S W. Morgan Creek Ct. |
| ANNE KAWALEC             | 4280 W MORGAN CREEK ST    |
| DICK FLYNN               | 4356 W. MORGAN CREEK      |
| Steve Syphus             | 4380 W. Kelsey Creek      |
| Tom Stilianovich         | 4409 W. Kelsey Creek ST   |
| Dawn Smith               | 4176 W Morgan Creek Ct.   |

Jeff Allen present but did not sign in (JK)  
lot 8 block 1