

Bolton Hill Homeowners Association  
Annual Meeting Minutes  
October 10, 2018

Jim Piet with Woodhaven Building & Development welcomed everyone and requested everyone to make sure they signed the attendance sheet. Mr. Piet stated the meeting notice was mailed out on September 13, 2018 to 152 residences.

It was noted the primary purpose of the meeting is to elect the HOA Board of Directors and to form Committees to continue the operation and management of the HOA. Mr. Piet explained the process of electing the Board which in turn will determine the Board's Officers at their Organizational Meeting. Officers of the HOA typically consist of President, Vice-President, Secretary, Treasurer, and At-Large Members with staggered terms of office.

A community update was presented. Mr. Piet noted there were approximately 20 homesites left of the 189 total lots in Bolton Hill. The HOA Open Space encompasses approximately 50 acres which a majority contains reforestation plantings. The Open Space will eventually be deeded to the HOA for long term care and maintenance which also includes the Silo off Meadow Creek Drive. The stormwater management facilities will be owned, operated, and maintained by the City of Westminster. Mr. Piet reviewed the status of the dedication of the roads to the City of Westminster. He hoped to have the remainder of Amherst Lane dedicated this year with Wilford and Corniche Court dedication occurring next year.

A number of concerns were expressed by the residents. These matters included flooding and drainage issues, the frequency of mowing grass especially in the reforested areas, speeding throughout the neighborhood, and the geese gathering at the Amherst basin. After numerous discussions, Mr. Piet noted a lot of the drainage issues will be resolved once the sediment control basins are converted to stormwater management basins and the remaining construction areas and yards are stabilized. He also noted it was one of the wettest years in history. He will also look into the mowing restrictions within the forest conservation areas. A resident volunteered to set up a meeting with the State Police to discuss the traffic concerns in the community.

Mr. Piet presented the Financial Report and made copies available for review. As of August 31, 2018, the HOA had total assets in the amount of \$129,663.86. The reason for such a substantial balance is because the developer has been paying for the Open Space maintenance, mowing and snow removal. The only expenses incurred by the HOA was for insurance, taxes, and postage.

The election process for the Board of Directors was discussed. It was announced there were eight candidates on the current slate. The members choose to proceed with the election of five Board Members. While the ballot was passed out noting one vote per household, the candidates made brief self-introductions. A call was made for additional nominees from the floor. Two additional nominees were nominated to the ballot and one nominee withdrew leaving a total of nine candidates. After the collection of the ballots, the five Board of Director

Members based on the top five vote getters were announced as follows: Russell Apperson; John Brock; Josh Gold; Audrey Willis; and Stacey Wallace.

Mr. Piet reminded everyone if they were interested in serving on a Committee to sign the Committee Sign-Up Sheets. He called for the elected Board Members to meet after the meeting to start organizing the Board.

After calling for Further Business and hearing none the meeting was adjourned.

Sincerely,

A handwritten signature in blue ink that reads "James F. Piet". The signature is written in a cursive style with a long horizontal flourish extending to the right.

James F. Piet