

MEMORY LAKES ESTATES ONE OWNERS ASSOCIATION

PMB #196, P.O. BOX 875910

WASILLA, AK 99687-5910

907-373-3655

AGENDA: ANNUAL MEETING

TUESDAY, 22 JANUARY, 2008, 7:00 PM

RON LARSON ELEMENTARY SCHOOL

1. Call to Order with Roll Call, Establishment of Quorum of Memembers present and eligible to vote (All dues paid for 2003, 2004, 2005, 2006, 2007)
2. Secretary's Report:
 - a. Minutes of 2006 Annual Meeting
 - b. Membership Files
3. President's Report:
 - a. Annual Dues collections
 - b. Covenants Document
 - c. Covenants Enforcement
 - d. Paradise Park Report
4. Vice Presidents Report:
 - a. Paving
 - b. Association Insurance
5. Other and New Business
 - a. Contracting for Association Management.
6. Election of Board Members
7. Adjournment

This proposed agenda can be amended by submitting amendments before Tuesday, 15 January, 2008, to the Association Board of Directors at the Association address. The required quorum is 32 properties either in person or by proxy.

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Minutes of the Annual Meeting 10 January, 2006

The following members of the Association were present for the meeting that convened at 19:15 (7:15 PM):

<u>MEMBER</u>	<u>ADDRESS</u>	<u>IN PERSON OR BY PROXY</u>
1. Roger Austin	Bl 13, L 10	In Person
2. J & R Chalder	Bl 13, L 11, 12	Proxy: Roger Austin
3. S. Chapman & S. Lanto	Bl 2, L 29	Proxy: H. Zola
4. D & K Comerate	Bl 7, L 6	Proxy: C. Dupuis
5. J & C Dupuis	Bl 7, L 11	In Person
6. Susan Ellis	Bl 7, L 33	Proxy: H. Zola
7. K & T Gillen	Bl 6, L 10	Proxy: H. Zola
8. Ileene Hayes	Bl 8, L 1	Proxy: H. Zola
9. S & J Kevan	Bl 12, L 14, 15	In Person
10. J & R Kreider	Bl 5, L 5,6	In Person
11. J. Lindamood	Bl 12, L 13	Proxy: R. Austin
12. M. McCarter	Bl 13, L 22	In Person
13. M & S McQueen	Bl 7, L 20	Proxy: H. Zola
14. M & V Montsvil	Bl 13, L 23	In Person
15. R & C Neffendorf	Bl 1, L 33, 34	In Person
16. E & E Nelson	Bl 1, L 20	Proxy: I Nelson
17. I Nelson	Bl 7, L 14	In Person
18. M & H Ralston	Bl 6, L 6	Proxy: H Zola
19. I & K Robertson	Bl 2, L 19	In Person
20. P. Rogers	Bl 7, L 2, 3, Bl 10, L8	In Person
21. B. Ryan	Bl 12, L 12	Proxy: R Austin
22. C. Seutter	Bl 5, L 4	In Person
23. G. Taylor	Bl 1, L 29	In Person
24. T. Walden	Bl 15, L 1, 2	Proxy: R. Austin
25. J & D Wojacha	Bl 2, L 13	In Person
26. L & M Wolverton	Bl 1, L 35, 36	Proxy: R Neffendorff
27. P. Wooding	Bl 5, L 1, 2	In Person
28. H & M Zola	Bl 6, L 8	In Person

A total of 37 properties were represented in person or by proxy. The minimum quorum for the meeting was 32 properties. A Quorum was established.

Israel Nelson, elected Secretary of the Board, presented the Secretary's Report. The minutes of the 2004 Annual Meeting were read and approved unanimously. Dr. Nelson explained that much of the Board's effort in the past year has been devoted to establishing a system for keeping records for the Association. He pointed out the three drawers that have been organized by Block and Lot so that documents pertaining to properties can be filed.

Israel Nelson, acting President of the Board, presented the President's Report. Annual dues collection has been much more successful this year. Approximately 75% of the property owners have paid their dues. The success at dues collection has resulted in the Association having the \$35,000 treasury recommended by the Association attorney, reserved to respond to any litigation awards. There continue to be members of the Association that do not pay their dues. Responding to questions from the floor, Dr. Nelson indicated that those who have not paid dues tend to be persons who reside in houses in the subdivision, not persons who live away from the subdivision. The attorney has advised that the Board continue to collect unpaid dues when properties are sold as a financial lien upon the properties that must be satisfied before titles can be transferred. He also reported that the Covenants document has been researched and typed in a format that is now on CD disk and that is much more readable. Members of the Association who want a copy are encouraged to request a copy as soon as the document has been printed. Cindi Dupuis agreed to use the disks to add the Table of Contents page, the page numbers, and to sequence the sections in order to make a complete document. There was a lively discussion about the Covenant violations. The most important concern appeared to be the use of all terrain and snow machine vehicles in dangerous manner and in violation of property boundaries. Members were encouraged to telephone police authorities when they are aware that vehicles are being used improperly in the subdivision. Other concerns expressed were properties that continue to have what appear to be immovable vehicles on them and properties where owners/residents do not remove rubbish.

Ron Neffendorf presented the Vice President's Report. He reviewed the difficulties that have been encountered in trying to find enough Association members who are willing to sign up for the paving of the streets in the subdivision. Several members present indicated that they want the streets paved and some of them volunteered to begin encouraging other residents to sign the petitions necessary to begin the road paving projects. Residents were encouraged to contact the Road Maintenance Superintendent, Douglas A. Lange, at his various telephone numbers: 745-9818 (FAX) 746-5769, and (CELL) 355-9818, to report road problems and to advocate for paving.

Mr. Neffendorf discussed the insurance maintained by the Association. The current policy is a State Farm policy and costs about \$3500 annually in premiums. No other insurance company will provide the same coverage at this price, if they will even write a policy. The policy protects home owners from litigation if there is an untoward incident in the common areas.

Mr. Neffendorf reported about the resignation of other Board members, including the Treasurer. He presented a written report (incorporated as part of these Minutes) that essentially reports the check register entries for the Association's checking account. There were questions about how dues payments are recorded. There were reports presented of some Association members not having their dues payments recorded. Association members were advised that if they can produce documentation that payments have been made, the Board and the Treasurer will adjust the payments accordingly.

A discussion about annual dues developed. A number of proposals were reviewed. Finally, it was **MOVED, SECONDED, AND CARRIED UNANIMOUSLY** that dues for 2006 be set at \$25.00 per lot. This motion was presented from the floor by an Association member, not by any of the Board members.

No other new business items were presented.

Membership on the Board of Directors became the next topic. Cindi Dupuis volunteered to serve as Treasurer. Ann Rogers and Steve Kevan volunteered to serve

on the Board as Members at Large. The Association unanimously accepted these volunteers to serve on the Board of Directors.

There being no further business to transact, the motion to adjourn was accepted and the meeting closed at 20:38 (8:38 PM).

Respectfully submitted,

Israel Nelson, Secretary
Board of Directors

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I (WE) hereby nominate _____ to serve on the Memory Lakes Estates One Owners Association Board of Directors, to be elected at the Annual Meeting of the Association on Tuesday, 22 January, 2008, 7:00 PM, at the Ron Larson Elementary School.

Nominee's Name (please print): _____

Nominee's Address: _____

Nominee's Telephone: _____

The Nominee must live in and be an owner in Memory Lakes Estates One, and the Nominee must have paid all dues for 2003, 2004, 2005, 2006, and 2007.

(Name(s) of Nominator who has also paid all dues for 2003-2007.) Date

Please forward your nomination to Memory Lakes Estate One Owners Association, PMB #196, P.O. Box 875910, Wasilla, Alaska 99687-5910, no later than 10 January, 2008.

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PROXY

I(WE) hereby grant my (our) proxy to _____
A member of the Memory Lakes Estates One Owners Association who has paid all dues for 2003-2007, to vote on all issues and in the election of Board of Directors members at the Annual Meeting, scheduled for Tuesday, 22 January, 2008, 7:00 PM, Ron Larson Elementary School. I (We) further assert that I (we) have paid all our dues for 2003-2007. This Proxy will be void if I (we) attend the meeting. If the meeting is rescheduled for a later date, this Proxy will remain in effect for the later date meeting.

Signatures Date

Block #: _____ Lot #: _____

Address: _____