

RIVER ROCK CONDOMINIUM ASSOCIATION
2006 ANNUAL MEETING
NOVEMBER 28, 2006
MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 7:00 p.m. A quorum was established.

APPROVAL OF THE 2005 ANNUAL MEETING MINUTES:

It was moved and seconded to approve the 2005 Annual meeting minutes as presented. Motion carried unanimously.

RATIFICATION OF BUDGET:

The Board reviewed the 2007 proposed budget with the owners present. After much discussion mainly focusing on the line item for anticipated lawsuit expenses, the Board asked the owners to vote for or against the budget. Ballots were given to each owner to vote and after tallying the votes, the 2007 budget was approved. This budget makes the dues \$180 per month plus parking.

ELECTION OF DIRECTORS:

The Board announced that two positions were up for election each carrying a two year term. It was moved and seconded to nominate Ellen Grosso and Lorie Atencio. Motion carried unanimously. It was moved and seconded to close nominations. Motion carried unanimously. Ellen and Lorie were elected by acclamation, their terms will expire at the Annual meeting in 2008.

HOMEOWNER FORUM:

The following items were brought up by the owners in attendance:

1. The handle on the men's toilet in the clubhouse is broken
2. The walking gates need to be looked at as they don't seem to latch properly and can just be pushed open.
3. The need for more lighting around the community and especially around the rear exit gate area.
4. Suggestion of signs at the mailbox bulletin boards which contain the phone number to the Management Company for those who do not have it.
5. Suggestion to let owners know they should turn the water off to their unit if they plan to be gone for an extended period of time. This will help alleviate the possibility of broken pipes, broken washer hoses, etc.

ADJOURNMENT:

There being no other business to come before the owners, the meeting was adjourned at 8:20 p.m.