

TOWNHOUSE ESTATES OF NORTON

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ANNUAL MEETING MINUTES

December 15, 2009

Roche Brothers Super Market – 6:30 PM

Board Members present: Kathy Petersen, Ken Scanlon, Gary Bushey and Mark Flicop. Also present: Bob Linney of ACMC. Trustees absent: Sue McCabe. Unit Owners present or in proxy 15.

ACMC reviewed the projected 2009 expenses as compared to the 2009 Budget and reviewed the 2010 Operating Budget.

Trustee elections were conducted. Brian Peterson, Mark Flicop and Kathy Petersen were elected to the Board.

2009 ACCOMPLISHMENTS

- Replaced cement walkways
- Re-financed loan
- Aggressive shrub trimming
- Tree trimming
- Resolved Insurance claim at 145-5
- Gutter cleaning – all units front and rear
- Power washed all buildings
- Bulkhead painting

2010 GOALS

- Trim pine trees
- Power wash Buildings
- Masonry repairs as needed – 1 set of stairs will be replaced
- Maintain budgetary stability in the face of a tightly constrained operating budget
- Maintain property and services at a level consistent with maintaining the value of our property and within budgetary constraints

Unit Owner Issues:

- Dumpsters rotted out
- Several lamp post not working
- Roof conditions

The Annual Meeting adjourned at 8:00 PM.