

**Glencannon Community Association
2011 Annual Meeting
Annual Meeting Minutes**

The Glencannon Community Association Annual Meeting was held on March 14, 2011 at Flint Hill Elementary School. President Chris DeLacy opened the meeting by welcoming everyone in attendance and asking the 2010-2011 Board Members to introduce themselves. The 2010-2011 Board Members were President – Chris DeLacy; Vice President – Vic Gialleonardo; Secretary – Jan Metz; Treasurer – Phyllis Loftus; At Large (Maintenance) – Noreen Linnemann, and Ex-Officio – Melissa Mannino. The 2010-2011 committee members were also announced: Architecture Committee - Victor Gialleonardo, Chair, Ron Tharrington, Kristen Peterson, Katherine Brown, and Janine Bruhn, and Maintenance Committee - Noreen Linneman, Chair, Al Condes, Carolyn Dangelmaier, Tom Loftus and Jeff Macdonald. In addition, it was announced that 4 new families had moved into Glencannon - they Haleys, Chaputs, Griffins, and Lauers.

The 2010 Annual Meeting Minutes were then discussed. The Minutes had previously been provided to the residents and were not read aloud at the meeting. A motion was made to approve the 2010 Minutes and the motion was seconded. The 2010 Minutes were then approved.

The nominees for the 2010-2011 Board of Directors were then introduced and ballots were issued and collected. The nominees were: Gayle Abbott, Marko Cemovic, Cathy Conroy, Phyllis Loftus, and Carol Macomber.

Mr. DeLacy then briefly highlighted the Association's 2010-2011 accomplishments: the annual common area clean-up, three social events, providing weekly board meeting minutes and a fall newsletter, updates to the website, the establishment of an on-line discussion group, a new directory, submission of IRS Form 990, and 10 approved architectural changes.

Committee Reports

Secretary's Report: Mrs. Metz reported that a new directory had been issued and thanked Noreen Linnemann for her hard work on the directory, updates to the website were made and thanked Sean Bahrami for his hard work on the website, a new Glencannon discussion group was created, and Board meeting minutes and a fall newsletter were provided.

Architecture Reports: Mr. Gialleonardo reported that 4 sheds were approved and installed, 2 additions were approved and installed, at least 4 roof improvements were completed, and that some home owners did not seek Board approval for changes as is required.

Maintenance Report: Mrs. Linneman reported that the annual common area clean-up was held in April over a 3 day period and over a third of the home owners turned out to help. Bushes were trimmed and fences along Lawyers Road were repaired, azaleas were trimmed, flowers were planted, and lights on stone walls were replaced near the entrance to Glencannon. In the common area, dead or dangerous trees were cut down, fallen limbs and debris were cleaned up

and chipped, the stream was cleaned, the Glencannon signs were painted, benches were cleaned, new mulch was put down under the playground equipment, large pines at the park entrance were removed, and a seasonal contract for mowing the park meadow was awarded.

Social Report: Mrs. Metz reported that 3 social events were held - a June 25 – Summer Social, an October 1 – Happy Hour , and a October 24 – Fall Community Event with a Halloween Parade and Social.

Treasurer's Report: Mrs. Loftus reviewed the budget and expenditures for 2010-2011. She reported that with 74 houses paying dues of \$160, usually Glencannon has income of \$11,840 annually. However, one house had not yet paid as of the annual meeting, so the budget was actually \$11,746. Total expenses for the year were \$11,502; there was an operating surplus of \$244, a reserve account balance of \$12,604, and a bank account balance of \$13,403. Mrs. Loftus then discuss the proposed budget for 2011-2012 - income of \$11,840, expenses of \$10,842, and an operating surplus of \$999. An itemized 2011-2012 budget was provided at the meeting.

Election Results: The nominees for the 2011-2012 Board of Directors were elected unanimously.

New Business: A motion was made that the social budget for 2011-2012 be reduced and that the money be moved to common area maintenance. The motion passed.

Meeting was then adjourned.