



DATE	12/8/09	LOCATION	TRAC in Twinsburg
TIME	7:00 pm	SCRIBE	Shelley Shipley
MEMBERS	Mike Cianciolo	Ken Zeigler	Shelley Shipley
			Niraj Dhebar
GUESTS	Al Falcione - resident	Roger Nudelman	

ANNUAL MEETING MINUTES

Call to order – 7:10pm

Approval of Minutes

The Board approved the Nov. 17, 2009 minutes as submitted.

Participation – Al Falcione and Roger Nudelman – residents

Mike presented the Cash flow to explain our expenses and deposits. The two residents were concerned about the possibility of our dues going up for next year. Mike shared the two documents showing the proposed income and expenses resulting from adding \$20 - \$50 and the present cash flow.

Roger has expressed an interest in being part of the board.

Communications –

Ken gave the Treasurer's report – attached to these minutes.

No current Design and Review notes.

Miscellaneous-

Mike motion for Ken to reimburse Susan \$13.20 for 3rd quarter late fee mailings. Niraj 2nd. Board unanimous.

Motion for Ken to reimburse Shelley \$177.04 for December General Association Letter mailing for postage, envelopes and labels. Ken 2nd. Board unanimous.

New Business -

Mike motioned to change the Annual Association Dues from \$100 to \$150. Such change will be revisited in December 2010 to determine if a decrease back to the \$100 is possible. Ken 2nd. Board unanimous

Mike motion for the 2010 Budget to be approved. Ken 2nd. Board unanimous.

Executive Session: no executive session needed.

Absences: Mike motion to excuse Michelle, Susan and Melissa from the meeting. Shelley 2nd. Board unanimous.



Meeting Adjourned: Ken motion to adjourn the meeting at 8:26pm. Shelley 2nd. Board unanimous.

Next meeting: Wednesday, January 20th at 7:00-9:00pm at the TRAC

Actions and outstanding Items	Owner
1. Add TRAC address to the GPHA website	Niraj
2. Send a personal letter to residents with invoices explaining the raise in dues for 2010	Board
3.	
4.	
5.	
6.	
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8.	
9.	
10.	
11.	

Respectfully submitted,

Shelley Shipley
Shelley Shipley, Secretary

Minutes Approved Jan, 20, 2010 *[Signature]* President