

*Crighton Ridge Homeowners Association, Inc.*

**Annual Association Members Meeting**

*October 25, 2007*

**ATTENDEES:** List attached

**OPENING:** At 7:15 pm Mr. Paggioli addressed the attendees and introduced Board members (Judy Weidner and Larry Knigge) and ACMI attendees (Bert Williams and Wanda Williams).

**VERIFICATION OF QUORUM:** Ms. Weidner stated that the total number of attendees plus proxies was sufficient to establish a quorum and Mr. Paggioli declared the meeting was an official meeting of the association.

**UPDATE OF ASSOCIATION ACTIVITIES:** Mr. Paggioli made a presentation that included information on the subdivision, property owned and maintained by association and association and board activities for the prior year and the current and projected financial status (a copy of the slides used in the presentation is attached). In this presentation the most important steps taken during the year to maintain or improve the community were identified along with ongoing projects. Key items discussed are outlined below:

- Activities in 2007 included: Extensive repairs to the golf cart path to River Plantation, installation of message boards, landscaping in Section 2, repair of lighting and pumps at the lake, repair of play equipment and addition of kiddie mulch, addition and repair of fencing, addition of restraints in the parking areas, addition of large rocks at the Kidd Rd. entrance to minimize damage by trucks, annual power washing of entrance monuments and gazebos, support for the water case, etc. Ongoing activities include establishment of an association web site, a review of the split rail fencing to determine the best course of action, and addition of a third message board.
- The association financial status is sound with reserves expected to be about \$145,000 at the end of 2007. The 2008 budget is balanced with no change in the \$550/year assessment and without a draw or addition to the capital reserves.
- The possibility of adding recycling to the trash collection services was raised by attendees. Pros and cons were discussed. Board members noted that the service has not been added due to a significant additional cost, requirement for a long term contract and the necessity that all owners actively participate. It was noted that newspapers plus some other items are collected in open containers that are vulnerable to items being scattered by the wind. The possible change in contract will be considered again by the board when contract renewal occurs in 2008.
- The fact that the split rail fence along Crighton Road is down in several locations was discussed. One primary reason for this current problem is apparently an ongoing project to install a gas line along the easement. Once the project is completed steps to make minimal required repairs will be taken. However, fence replacement is not planned since plans to widen the road within the next few years do not make a large expenditure at this time cost effective.

**NOMINATION AND ELECTION OF NEW BOARD MEMBERS:** Nominations were as follows:

- Wayne Pyle, 8988 Argonne Stone
- Loy Parry, 8976 Argonne Stone
- John Dale 13241 Autumn Mist

Attendee and proxy ballots were received and tabulated with details attached to these minutes. Mr. Dale and Mr. Pyle were elected to the two positions to be vacated by Judy Weidner and Matt Paggioli at year end.

**OTHER BUSINESS:** The meeting was opened for general discussion. Items discussed included:

- The water rate case: Ms. Weidner reported that the legal action is underway. The likelihood is there may be a favorable judgment, but little relief.

- Water quality: the water delivered is potable and meets all requirements. However, it is high in iron content and can cause issues such as staining, etc.
- Drainage: drainage easements in the subdivision were identified and responsibilities of homeowner and county for maintenance were discussed. A meeting of the board with county officials was reported upon. As a result of the meeting, a committee of Crighton Ridge residents will work with the county to explore options for more optimal drainage of section 2.
- Annexation by Conroe remains a possibility and is supported by board as it would assist in settlement of water and other issues.
- Use of the pond by non-residents was discussed. Options to prevent non resident use were discussed.
- Representatives from CROW (Citizen Residents Oppose Well) who are supporting legal action to stop licensing of a toxic waste injection project planned for the old Conroe oil field a few miles from Crighton Ridge made three presentations to seek homeowner financial and personal participation in the effort. Key issues relate to the possible contamination of ground water, high traffic of trucks carrying the waste on nearby streets and likely significant reduction in property values if the project proceeds. Attendees strongly supported the program and asked board to consider financial support for the legal effort. Following the HOA meeting board authorized a contribution of \$3,000 to the legal fund.

**MEETING ADJOURNED** at 9:45pm.

Prepared By: \_\_\_\_\_  
Bert B. Williams, ACMI

Approved: \_\_\_\_\_  
Larry Knigge, Director

\_\_\_\_\_  
Matt Paggioli, Director

\_\_\_\_\_  
Judy Weidner, Director

Date: \_\_\_\_\_