

Meeting Minutes
Britton Ridge Homeowners' Association
Board of Directors
November 22, 2009

A special meeting of the Board of Directors was called and conducted at 5:30 pm this date at the residence of Karen Tangeman.

Meeting started at approximately 5:33 pm. Vice President Karen Tangeman called meeting to order and handed out an Agenda. Stephanie Ries, Tom Watson, Nick Ludlow, Alex Sigman and Karen Tangeman were present.

First order of business was removal of Priscilla Mingle as President . Stephanie Ries made a motion, and Tom Watson seconded, to remove Priscilla Mingle from the office of President of the Board of Directors. Karen Tangeman would take over as President until the first meeting of 2010. Motion passed with none opposed.

Second Order of Business regarded use of Cumberland Management. Tom Watson made a motion, and Stephanie Ries seconded, to retain Cumberland Management until such time as the Board can evaluate Cumberland Management's performance under its direction. Motion passed unanimously.

Third order of Business was the Town's Offer itself. Karen Tangeman expressed desire that the Board obtain 2-3 additional quotations for the 'cost to cure' Tom Watson stated he would like to write a 'Scope of Work' for such 'cost to cure' for use in soliciting quotations from appropriate trade contractors (masonry, electrical, irrigation, landscape and other) and to investigate who pays for relocating streetlights rented from Duke Energy. Alex stated she knew several landscape contractors, including Seasons Gardens to the immediate south of Britton Ridge and The Noll Group to the east. Nick Ludlow would obtain the quotations that Cumberland Management obtained. Motion made by Tom Watson and seconded by Stephanie Ries to do so. Motion passed with none opposed.

Next item of business was request by Treasurer Nick Ludlow to move our bank account from Fifth Third Bank to Old National Bank. Motion made by Karen Tangeman and seconded by Stephanie Ries. Motion passed with none opposed.

A time and date for a meeting with Priscilla Mingle and Larry Olive of Cumberland Management was discussed without a conclusion. Karen Tangeman will find out from both when they can meet and get back with attendees.

A motion was made to adjourn, seconded, and passed. Meeting was adjourned at approximately 6:30.

These are the minutes for this meeting. Please address any corrections to the undersigned within 30 days of date stated below by email (t_watson@sbcglobal.net).

Tom Watson, Secretary
Board of Directors, Britton Ridge Homeowner's Association
December 11, 2009