

**WINSLOW BAY HOMEOWNERS' ASSOCIATION**  
**2008 ANNUAL MEETING**  
**Winslow Bay Clubhouse**  
Saturday, November 22, 2008 @ 6:00 pm

- I. Call to Order
- II. Verification of Quorum and Proof of Notice: Quorum present
- III. Mystic Ridge Presentation: By Dan Brewer, engineer for Mystic Ridge regarding conditional rezoning of property east of Winslow Bay (to be placed in front of the Mooresville Planning Board in December):
  - A. Open Space 23 acres with buffer
  - B. No commercial or office buildings
  - C. No public street connection with Maranta Rd., should other property be developed with multifamily dwellings
  - D. Proposed 6 lots residential remain R 5
  - E. All structures are confined to use plan
- IV. Commissioner's Report – Chris Carney: Coming improvements to Bluefield Rd, including medians and turn lanes at Target, Valvoline and 150.
- V. President's Report: 2008 Highlights noted were completion of dredging project, riprap, clubhouse lighting, entryway lighting. A special Thank you to Larry Stamm for his time and service to our community. THANK YOU Larry! You have done a great job while serving on the Winslow Bay Board.
- VI. Treasurer's Report: proposed 2009 Budget reviewed and approved: Noted dues to remain the same.

- VII. Committee Reports: noted absence of most committee chairs, Board commended Landscaping, Social, Swim, ARC and DBS for efforts in 2008. Discussed DBS security issues, need help from volunteers to address. Need new committee members for 2009, asked for volunteers. Creation of new committee to be headed by Ken Carson; Volunteer Group for Teenagers – notice to be posted to web site.
- VIII. Election of Directors: Raif Todd was nominated to the Winslow Bay Home owners Association for a three-year term.
- IX. Old Business: Outstanding dues in the HOA as of 10/31/2008 are \$3,500. Past amount of \$699 was just paid Friday (11/21/08), need to bill homeowner for legal costs. Late dues: \$50 a month for two months, then start lien process. Late homeowners are denied access to pool, DBS and boat ramp. Dues are \$599 payable in three equal payments due on 1-15-09, 2-15-09, 3-15-09, any dues not paid in full by 3-15-08 will incur late fees as noted.
- X. New Business: Noted December 10, Mooresville Planning Board meeting: Board Member Larry Stamm invited neighbors to attend and reminded them of their right to register to speak on issues for three minutes at the meeting.
- XI. Announcement of Election Results: Raif Todd elected to the board. Raif Todd has assumed the position of Secretary, Stoney Radliff assumes the position of Vice President, Ken Carson assumes the position of President for 2009.
- XII. Adjournment