

January 20, 2009 Meeting Minutes

For

Walden Property Owners Association, Inc.

1. Meeting was called to order by Bill Dunston
2. Introduction and comments made by Matt Dunston

Special thanks to Jason Douglass, a WPOA member, for hosting the meeting at the Hideaway

Defined areas covered by the WPOA to include 7 lots in Walden Pines (corner Woodhaven and Walker Road), 82 lots in Walden III Filing 6 & 7, and 86 lots in Walden Preserve

3. Agenda reviewed
4. Quorum established for voting with 85 lots represented in person or by proxy.
5. Election of Directors: Ernie McSpadden, Bob Shimel, Bill Dunston, Matt Dunston were introduced as candidates for the Board of Directors and each shared a few minutes before ballots were cast. Matt Dunston explained that the candidate with the most votes would be elected to a three-year term; the candidate with the second highest votes would be elected to a two-year term, and the candidate with the third highest votes would be elected to a one-year term. If there was a tie, it would be broken by a coin flip.

Votes were counted by members Gary Simms & Laurie Caves.

6, Proposed Amendment to Articles of Incorporation, was reviewed by Matt Dunston. Questions were asked. Amendment was passed by vote of at least 67% of members voting present or by proxy through a show of hands.

7, Proposed Amendment to Bylaws, was reviewed by Duncan Bremer. Item 7 was passed by vote of at least 67% of members voting present or by proxy through a show of hands.

Election Results. Laurie Caves shared the results of the election for the Board of Directors. Bob Shimel will serve for a three year term. Bill Dunston will serve a two year term. Matt Dunston will serve a one year term.

8. Meeting adjourned by Matt Dunston

Members stayed for discussion, questions, and brainstorming how to make the WPOA better.

Respectfully submitted by Diana Dunston

Attachments:

Meeting Notice

Agenda

Proposed Amendment to Articles of Incorporation

Proposed Amendment to Bylaws

Financial Statement