

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION  
RECONVENED ANNUAL MEMBERSHIP MEETING MINUTES

From April 9<sup>th</sup>, 2008 to June 17, 2008@ 6:30pm

At The office of The Property Group 11902 Race Track Road

Discussion regarding Courtside Grille to take place prior to the meeting being called to order

1. Call to Order at 6:30pm by CJ Baier
2. Board Members in attendance  
Present: Kim Melendez, CJ Baier, Michele Clark  
Absent with apologies & explanation: Don Blake & Gerald Fournand
3. Before commencing with other business the new issue of the noise disturbance caused by the opening of the Courtside Grille was attended to as Manager and Owner of Courtside Grille were in attendance.  
After discussion the Courtside Grille parties agreed to improve noise and lighting issues within 30 days. When the Grille representatives left the meeting, per attending homeowners request the Board agreed that a letter be sent to all entities possible to convey the homeowners wishes that any permit application by Courtside Grille for outside entertainment be denied. The Board also agreed that the Associations' attorney be briefed on the matter and solicited for any assistance.
4. The Annual Meeting was reconvened for the purpose of pursuing more Amendment Votes and as the amount required was still not received it was agreed to pursue for the full 90 days the proxies were valid for.
5. Other Items discussed:-
  - a) Cypress Reserve home painted with black trim: Board agreed that the decision of the Committee be supported and that the already painted black trim on this home be repainted an approved color;
  - b) Newcastle gate accident repairs : The Board relayed to those present that all costs relative to the damage of the Newcastle gate have been fully reimbursed by the insurance company of the driver who caused the damage;
  - c) The Board agreed that G.A. Nichols bid in the amount of \$3,500 be approved for the Sheffield entrywall improvement;
  - d) An attending homeowner conveyed concern regarding the Progress Energy, Energy Plan project and CJ assured Association investigation into the details and affect on Westchester;
  - e) An attending homeowner conveyed concern regarding the unpainted homes within Westchester and understood that all the homes were to be painted by the end of 2007. The Board responded that they were unable to enforce this.

The meeting was recessed @ 8:40pm until July 7<sup>th</sup>, 2008