



***Town and Country Manor
Homes Association, Inc.***

Annual Home Owners Meeting

November 6, 2007



Meeting Agenda

1. Call to Order & Introductions
2. Minutes from last meeting
3. Old Business
 - Changes to Declaration of Restrictions
 - 2007 Operating Budget
4. New Business
 - 2008 Proposed Association Budget & Dues
 - Election of Board of Directors
5. Adjourn Meeting



Changes to Restrictions

- Adjust & define Minimum Landscaping
- Revise Front Yard Fence restrictions
- Revise Fencing Materials restrictions
- Revise restrictions on Exterior Structures




Town & Country Manor Homes Association 2007 Operating Budget

Revenue

	<u>Estimated</u>	<u>Actual</u>
Dues	\$ 28,080.00	\$ 28,739.00
Left from Assessment	\$ 8,550.00	\$ 12,000.00
Developer portion of front maintenance		\$ 2,371.00
	\$ 36,630.00	\$ 43,110.00

Expenses

Liability insurance	\$ 250.00	\$ 250.00
Trash	\$ 7,176.00	\$ 6,000.00
KCP&L	\$ 1,000.00	\$ 804.00
Water One	\$ 4,400.00	\$ 6,000.00
Maintenance (lawn & landscape) ((includes fall overseeding))	\$ 18,000.00	\$ 23,950.00
Attorney Fees	\$ 3,200.00	\$ 1,768.00
Miscellaneous (directories, social, taxes, CPA, front lights, etc)	\$ 2,000.00	\$ 2,322.00
	\$ 36,026.00	\$ 41,094.00



Town & Country Manor Homes Association Proposed Operating Budget

Revenue

Dues	\$ 44,175.00
Surplus from 2007	\$ 1,000.00
Pending Assessment	\$ 1,500.00

Proposed

\$ 46,675.00

Expenses

Liability insurance	\$ 250.00
Trash	\$ 8,852.00
KCP&L	\$ 1,000.00
Water One	\$ 6,000.00
Maintenance (lawn & landscape, fountain repairs)	\$ 24,000.00
Attorney Fees	\$ 3,200.00
Miscellaneous (directories, social, taxes, CPA, front lights, etc)	\$ 2,000.00

Estimated

\$ 45,302.00



Town & Country Manor Homeowners Dues

\$45,302 Proposed 2008 Budget
divided by
57 homes =

\$794.77 → \$800.00 2008 Annual Dues



Election of New Board

Serving a 2008 Term

- Nomination of candidates from floor
- Discussion of candidates
- Election
 - Each lot owner can vote one vote for up to four individuals
 - Top 4 vote counts elected



Appointment of Officers

Serving a 2008 Term

- Board appoints officers to fill:
 - President -
 - Vice President -
 - Secretary -
 - Treasurer -

11.7.1 President. The president shall be the chief executive officer of the Association and shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business and officers of the Association. He or she shall preside at all meetings of the membership and at all meetings of the Board of Directors. He or she shall be *ex officio* a member of all standing committees, including the executive committee, if any, and shall have the general powers and duties of management usually vested in the office of president and shall have such other powers and duties as may be prescribed by the Board of Directors or these bylaws.

11.7.2 Vice President. The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties and have such other powers as may be prescribed by the Board of Directors.

11.7.3 Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of all the members, shall keep the corporate seal of the Association and affix it on all papers required to have the seal affixed thereto, shall serve notice of meetings of the Board and of the members, shall keep appropriate current records showing the members of the Association, together

11.7.4 Treasurer. The treasurer shall have responsibility for the safekeeping of the funds of the Association, shall keep or cause to be kept full and accurate account of receipts and disbursements of the Association and such other books of account and accounting records as may be appropriate, and shall perform such other duties and have such other powers as may be prescribed by the Board of Directors. The books of account and accounting records shall at all reasonable times be open to inspection by any director.



Election of Architectural Committee

Serving a 2008 Term

- Nomination of candidates from floor
- Discussion of candidates
- Election
 - Each lot owner can vote one vote for up to three individuals
 - Top 3 vote counts elected



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Thank You for Attending!