

MINUTES
PALMER GLEN ANNUAL MEETING
DECEMBER 12, 2007
6:15 PM
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The meeting was called to order at 7:30 by Joe Branconi, President of the Palmer Glen HOA.

The meeting was properly noticed in accordance with the Documents.

Attending were Joe Branconi, Bjorn Svenson, Craig Smith, Alex Bilichuk, Ken Smith, and CAM Jim Unger.

Craig Smith made a motion that we dispense with the reading of the minutes of December 5, 2006 and accept them as written. Seconded by Ken Smith. Carried unanimously.

The Nominating Committee (Nora Branconi and Janice Lesnak) retired to another room to count the ballots.

Joe Branconi opened the meeting with a review of the community and the 2007 accomplishments.

Ken Smith provided a review of our financial status and indicated that the community is in excellent financial condition with adequate reserves.

Bjorn Svenson discussed the role of the Architectural Review Committee and indicated that if the guidelines are followed, the process is easy; when the guidelines are not followed the process becomes difficult.

Alex Bilichuk indicated that a continuing review of our gate entry procedures is required.

Joe Branconi summed up by indicating that the current issues facing the community are much different than those during our previous formative years. He indicated that the Board should work on a five year plan with an emphasis on aesthetics.

The Nominating Committee announced that a quorum was achieved by proxy and that Joe Branconi and Joe Ficarola were reelected for a two-year term.

The meeting was then opened to a Q&A period.

At 7:35 p.m. Bjorn Svenson made a motion to adjourn. Seconded by Ken Smith.
Carried unanimously

The elected directors immediately had an organizational meeting which resulted in the following:

Joe Branconi	President	Operations and Maintenance
Bjorn Svenson	1 st VP	Operations and Maintenance
Joe Ficarola	2 nd VP	Legal
Ken Smith	Treasurer	Financial
Alex Bilichuk	Secty	Document Compliance