MINUTES
PALMER GLEN ANNUAL MEETING
DECEMBER 5, 2006
7:30 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.

Bjorn Svenson made a motion that we dispense with the reading of the minutes of December 20, 2005 and accept them as written. Seconded by Ken Smith. Carried unanimously.

The Nominating Committee announced that a quorum was achieved by proxy and that Alex Bilichuk , Ken Smith, and Bjorn Svenson were all reelected for a two-year term.

Joe Branconi open the meeting by thanking the following people for their ongoing efforts and service to the community:
 * Joe Ficarola and Adam Mohr for their ongoing efforts with regard to gate management.
 * Christine Davis and Sue Ann Sanders for their continuing efforts with regard to resolving the drainage issues in the community.
 * Stewart and Janice Edelman for their work with regard to speeding in the community.

Joe indicated that many of our initial problems were behind us and that the community was well-run from both a fiscal and management standpoint. He emphasized that a major consideration is to make certain that open communication continues to exist within the community.

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

It was announced that the major projects for 2007 are the refurbishing of the walls at the front entry and landscaping of the front entry.

At 8:10 p.m. Craig Smith made a motion to adjourn. Seconded by Alex Bilichuk. Carried unanimously

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

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