Franklin HOA Annual Meeting
March 16, 2003

Present: Amanda Tessar (President), Kirk Samsel (Vice-President), Stefan Wenger (Treasurer), Michele Hendrickson (Secretary), Sue Samsel, Mike and Nolan Epple, Lisa Hayes, Rick Sanborn, Daniel Feehan, David Nemovitz, Reed Masten, Jay Strackeljahn, and Janette Wenger.
**Diane Albert by proxy per Reed Masten

Amanda Tessar (HOA President) called the meeting to order at 7:05 p.m.

A quorum was established as required by the bylaws (33% of all owners constitute a quorum.)

The minutes of the 2002 annual meeting were read as required by state law.

President's Report
Amanda thanked the board for all of their support, and reviewed the accomplishments made by the board and homeowners.

Financial Report
-Stefan presented the 2003 budget, which was approved.
-Stefan reviewed the 2002 budget and pointed out any changes for 2003.
-The board was able to move $10,000 into reserves due to the increase in the HOA dues from $125 to $175.
-Financial stability was established over the past year.
-The budget includes money for gutter cleaning which will be done this spring. This could not be done last spring due to lack of funds.

Homeowner Forum
-Diane Albert requested that the window film issue be brought up for re-discussion. More pros and cons were discussed, and this issue will be re-visited at the next HOA meeting.
-Diane also asked about the possibility of getting individual water meters. This matter was discussed and the decision was made that this was not a possibility.
-Reed Masten and Mike Epple spoke of the south-side landscaping project. The following 2 pages explain much of the project. Many issues were brought up, such as: the need for permits, signing of waivers (if the homeowners participate in the project), the need of professional work for changes to the sprinkler system, the potential costs for this project, and several possibilities for the landscaping. The vote was taken and approval was made for this project up to $1500.
-Dan Feehan questioned if the dead tree could be removed from the side of his unit. It was decided that Nolan and Dan would remove the tree.
-Kirk Samsel brought up the idea of moving the dumpster to the other side of the curb. This would allow the dumpster to be emptied from the alley, cut down on the oil spillage in the parking lot, and add an additional parking spot. A vote was taken, and passed.

-Several members discussed their concern for the trees in front of the units. With the drought, a couple of the trees have already died. It was brought to attention, that there are NO restrictions for watering trees. If ALL homeowners can make a special effort to water the tree in front of their unit, it will be helpful. The trees need watering, even in the winter. Taking care of the trees now will reduce the chance of replacing trees--and eventually having to increase the HOA dues to cover this potential cost.
-Another reminder to ALL homeowners to PLEASE break down all boxes before placing them in the dumpster. We have 15 families that share one dumpster, and we must all do our part to conserve space week to week.
-Reed Masten spoke of the all Franklin community garage sale. We will be contacting all interested members who would be willing to share the cost of an ad in the near future. The idea was also discussed about giving a share of the profits to a charity of our choice. More information will come in the near future.
-An updated contact list will be compiled. If any information has changed, (phone number/e-mail) please send those changes to Michele Hendrickson at richhendrickson@msn.com.

Election of Directors
Kirk Sansel spoke on behalf of the board thanking Amanda for all of her hard work as President. He summarized all of her many accomplishments. All members then agreed and thanked her as well. Kirk presented her with a plant as a token for all of our gratitude.
Elections were then held for the president position. Mike Epple was elected as president, and Michele Hendrickson will stay on as Secretary for another term.

Adjournment
Amanda Tessar called the meeting to a close at 8:35p.m.