



**Southwinds Homeowner's Association  
Annual Meeting Announcement and Agenda  
December 2014**

From the President

November 21, 2014

The annual association meeting will be held at the Essex Elementary School on Friday, December 5<sup>th</sup>, 2014 at 6:30PM. Attached you will find last year's meeting Minutes, the proposed budget for 2015, a summary of historical HOA expenditures and "Proxy" voting forms.

As you may be aware, my family and I relocated to Southern California early this year and I will be resigning as President effective with this meeting. I encourage you to attend this important meeting and consider volunteering for one of the two open Board Member positions (President and Secretary). Without both of these positions filled, the Board may not be able to function going forward.

We are proposing no increase in annual dues for 2015. This will be the 4<sup>th</sup> consecutive year without increase since 2010. Over the past 2 years we've made some great strides including: a new dock on the pond, treating the pond for lily pads and invasive weeds as well as establishing a separate reserve of \$12,000 towards future dam spillway repairs, if required. The 2015 Budget would allow for several smaller projects or one large project which will be discussed at the meeting.

If you are unable to attend, please complete the voting proxy form so we may assure a quorum exists (by-laws require 1/3 of member be in attendance or represented by proxy).

I look forward to seeing many of you on the 5<sup>th</sup>. Lana and I will always miss Essex, the home we built here and the friends we made. We both wish all of you the very best for the holidays !

Agenda:

- Presidents Opening Remarks and Roll Call
- Review and Approval of 2013 Annual Meeting Minutes
- HOA Governance Discussion
- 2014 Project Review and Committee Reports
- 2014 Financial Summary, 2015 Budget Discussion and Vote
- Nomination and Election of President and Secretary positions
- Adjournment