



**COMMITTEE REPORTS**

**ARCHITECTURAL & LANDSCAPING COMMITTEE:** by **RICK HASSOLD** (Slides attached)

Committee members were introduced and applauded for their volunteer service. The committee is in year 2 of its 5-year Plan. Decreased rain caused the loss of some 2005 improvements that will be replaced. Owner interest in watering is critical to landscape maintenance. The Committee's goals, standards and priorities are included in a guide that will be distributed.

**MAINTENANCE & REPAIR COMMITTEE:** by **BRIAN BAGNALL** (Slides attached)

Committee members stood and were applauded for their volunteer service. Toll Brothers cut corners in its construction of our high maintenance buildings and we've mismanaged some. Phase I buildings are 17 years old. 51% of the Committee's surveys were returned, 20% of the problems were leaks. We're moving from crisis management to a preventive mode and propose preventive roof maintenance on all buildings.

- Re-roofing of all buildings will be needed in the next 8 years.
- None of the stucco had been sealed. Power-washing mold and stains away before water-proofing should protect the surface for 20 years.
- Painting cost about \$900/Unit.
- 30% of Chimney caps are being replaced immediately, the rest to follow within 3 years.
- \$380K spent on rotted wood replacement in the last 2 years.

**FINANCE COMMITTEE:** by **BILL SCHOENHUT** (Slides attached)

Committee was activated in May 2005. Members were introduced and applauded for their volunteer service.

Betterments far extend those of the past and allocations for 2006.

- 2003.....\$ 32K
- 2004.....211K
- 2005.....643K
- 2006.....273K

Assessment/Capital Contribution: Our 2006 \$2250 Assessment is less than the \$5000 Assessment at Arbordeau in Devon. Capital contribution at Waynesboro Woods is \$2000, compared to the current \$250 fee at DLCA.

2006 Monthly Fee increase: \$50 of each Unit's monthly fee will be go to replenish the Reserve Fund

**ELECTION OF OFFICERS:** Ann DiGiacomo, CMCA

- After confirming a quorum Ann opened the meeting for nominations from the floor. Dave Peck was nominated and agreed to serve if elected.
- Candidates (Finbar McEvoy, Brian Bagnall, Teresa Conley and Dave Peck) were introduced and given an opportunity to address the Meeting.
- 2 attendees volunteered to tally the 114 ballots.
- Finbar and Brian were elected to the DLCA 2006 Executive Board.

**OPEN QUESTION AND ANSWER SESSION**

1. Will the 2006 Assessment cover all fees and repair?
2. Why wasn't the assessment announced sooner (before September 2005)?
3. Is there anyway that Toll Brothers can be charged for the cost of repairs resulting from poor construction or materials?
4. Why are Units with a one-car garage charged the same as those with larger garages?
5. Is there a flip tax?
6. Why not put increased Reserve money need into the assessment?
7. How often is the Management Contract up for bidding?
8. Isn't the monthly fee used for roof repairs?
9. Have we an Insurance Claim?
10. Can the owners see the Balance Sheet sooner?
11. Can we have meetings and see the Balance sheets monthly?
12. Who certified the materials used in our construction?
13. Can the Web site be used to post information such as Balance Sheets?

**ADJOURNMENT: 9:20PM**

*JO BARNES*  
Secretary