

Black Creek Sanctuary Condominium Association  
2010 Annual Meeting  
Saturday, November 13, 2010

The Annual Meeting of Black Creek Sanctuary Condominium Association was held on Saturday, November 13, 2010, at 1:00 p.m., Eastern time at the Appalachian at Mountain Creek Farm Room, 200 Route 94, Vernon, NJ 07462.

**Present from the Board of Directors were:** Frank Dupree, Kenny Gee, Steven Kern and Joe Hession.

**Other attendees were:** Jeff Patterson, Maureen Glaeser of PMSNJ and Ken Sauter, counsel for the Association.

**CALL TO ORDER AND ESTABLISHMENT OF QUORUM**

The meeting was called to order by Frank Dupree at 1:20 p.m. Mr. Dupree announced that the quorum requirements had been met.

**VALADIATION OF OWNER'S VOTING QUALIFICATIONS**

Established

**APPROVAL OF THE NOVEMBER 7, 2009 ANNUAL MEETING MINUTES**

Upon motion made, seconded and unanimously approved the Annual Board Meeting Minutes of November 7, 2009 were approved. Copy of these minutes is filed in the Minutes Book.

There were 15 Homeowners in attendance as evidenced by the sign-in sheet that will be attached to the approved minutes of record as Exhibit 1.

**MANAGER'S REPORT**

A copy of the Manager's report is attached to the minutes of this meeting as Exhibit 2.

Jeff Patterson highlighted the year in operations, reviewed the 2010 completed projects and upcoming projects.

Through the efforts of the board, for the third year in a row, there was no increase in maintenance dues.

There was a savings of over \$50K by closing the pool during the winter months.

**OLD BUSINESS**

There was no old business to discuss.

### NEW BUSINESS

- Transition: The Becht Engineering report was submitted to the Sponsor with no response to date. The board is awaiting response from Sponsor and will follow up discussion at the next closed board meeting.
- Resolution regarding board member terms will be left open for one year or until when enough votes are received.
- Resolution regarding pet policy will be left open for one year or until enough votes are received.

### REVIEW OF CANDIDATES AND BACKGROUND

The Board nominees are Frank Dupree, Henry Ang, Kenny Gee and Steven Kern. A copy of the Biographical Sketches is attached to the minutes as Exhibit 3.

### RE-ELECTION OF CURRENT BOARD MEMBERS

There are 4 seats to fill and 4 nominees for a (1) year term.

**Upon motion duly made, seconded and unanimously carried, the (4) board members were re-elected.**

### OPEN FORUM

Joe Hession provided an update on the organizational structure of MCRI.

Topics discussed by homeowners:

- Deficiencies and homeowner warranty
- Long term rentals
- No communication from “new owner”
- Property tax appeal

Ken Sauter updated the Owners on the collections activities and how they are aggressively pursuing the collections matters to ensure that settlements are reached and accounts are paid.

The following items will be addressed by the board at the next closed board meeting.

- Motorcycle parking
- Putting green
- Owners Private Clubhouse

### ADJOURNMENT

There being no further business to come before the meeting, the meeting was adjourned at 3:35 p.m.

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE 2011 ANNUAL MEETING

Approved by the Board on 1-14-2012

  
Secretary