

Annual Meeting

**ESTATE CHOCOLATE HOLE
LANDOWNERS ASSOCIATION., INC
(ECHLA)**

*March 29, 2007
St. John School, Giff Hill*

7:00: Began pre-meeting activities:

Copies of the Agenda and copies of Treasurer's report and minutes from last year's meeting were distributed for new landowners, or those who just haven't seen it.

Paula collected proxies from attendees (representing members not present).

Meeting called to order: 7:10pm

1. Establish Quorum:

There are 274 members of which 231 are eligible to vote. 40% (or 93) is needed for a quorum.

Number of lots represented in person: 33

Number of lots represented by proxy: 68

Total number of lots represented: 101

2. 2006 Annual Meeting Minutes:

Minutes were posted on website. Copies distributed in room. Steve Spring made Motion to approve. Seconded by Chuck Seibert. Passed.

3. Treasurer's Report:

Paula Lambert read and fielded a few questions. Diana Ripley made motion to accept; seconded by Eric Lambert. Accepted unanimously.

4. President's Report: Andy Arnold

A. Have received deed to roads from Massac.

B. Encroachment issues: The survey which was done in 1998 showed existing encroachments. Board committees using that survey as a benchmark have gone through each neighborhood making note of any new encroachments. Then they categorized all of them as follows:

1. Non problematic: They don't impede or present any safety issues.

2. Those that do represent problems: These will be reviewed by the board for future action.

The owners of non-problematic ones will be given a "license" which basically is a document for them to sign acknowledging the existence, and the possibility of

removal if in fact they do become a problem. These represent the majority of encroachments. There are, in fact, only a few that will need to be addressed or reviewed further.

A member asked what the legal stance will be since many of those encroaching have a lot of money and have been very threatening to ECHLA. He asked if the association were to take them to court would we be likely to prevail. Attorney D'Anna responded that the law is on the side of the association if the encroachment presents a safety issue. She said that the members have to decide which ones are important enough to fight and which ones we can just live with.

Andy Arnold replied about the fear of the financial obligation to fight: Why do we have an Association if we are not going to fight in these cases? The board feels that the way to deal with this issue is to look at every lot -- which was done -- and narrow down the list to the truly problematic ones and bring those to the membership to ask if they want the association to fight.

C. Pond Bay Club: Bob Emmett could not attend the meeting. He had told Andy that they have secured financing, and will be breaking ground very soon. Our agreement with them (regarding the use of lots 488D, E, & F) was included on the CZM permit as a requirement. This includes the reconstruction of the entrance to the ROW on Chocolate Hole Beach and the parking for same. Other issues that will need to be addressed with PBC are:

- Handicapped parking at beach
- Rights of dinghies on beach
- Construction bond

Andy clarified that WAPA will not be bringing water into Chocolate Hole for PBC.

Andy also discussed that the board has been and will be continuing to work on the issues of clarifying our By-Laws regarding what is considered a business, and to be sure that rental villas will be included as a legal activity. He acknowledged that although the founders of the association never envisioned the neighborhood becoming so largely comprising rental villas, he said that it is a fact and we cannot go back now and try to make them unacceptable. The board will be working on the wording to be considered at a future time by the membership.

The other issues which will be addressed at tonight's meeting are the use of modern technological inventions such as email and our website for voting as well as the current use of paper proxies.

And the other issue to be voted on tonight is how the road committees will act and be held accountable for monies to be spent, contracts entered into etc.

D. Richart-Boulon sale of property ROW on Maria Bluff road almost completed.

E. Bovocoap Road ROW at switchback issue has been resolved, merely waiting for the court to sign off on motion to dismiss.

5. Building Committee: Hans Tiller introduced his successor Alfredo Alejo. Hans was thanked for his years of service in a very difficult position. Alfredo addressed the membership and pledged to work hard at the job of previewing plans and subsequently revisiting sites to be sure builders are following ECHLA guidelines and are not encroaching on the ROW.

6. Road Caucuses: Reports from road Committees:

North: Larry Boxerman: \$460 assessment for next year.

East: Miles (Chair), Alfredo, Diana committee: \$300 assessment

West: Andy (Chair): \$400 per lot;

7. New Business: Proposed changes to Covenants discussed:

A. Villa Rentals: The board will try to accommodate Villa Rentals without losing integrity of the neighborhood. The Courtesy Code could be attached to rental contracts, posted in villas. Ideas Discussed included a phone list for the neighborhood and list of managers of the rental villas for contact by neighbors in event of loud parties, bad behavior of guests etc.

B. Road Committees By-Law change: Motion by Lisa Durgin to approve, seconded by Diana Ripley. Motion Passes.

C. Update Communications Methods Allowed: Proposed By-Law Change: Andy read aloud the methods included. Motion by Ann Ingham to approve. Second by Jim Furneaux. Approved.

8. Election of Officers & Directors:

Slate of nominees:

President Andy Arnold

Vice-President: Eric Lambert

Treasurer: Paula Lambert

Secretary: Stan Rose

Directors:

EAST-Diana Ripley, Dan McElwee, Ronnie Klingsberg

WEST: Lisa Durgin, Hans Tiller, Abigail Schnell

NORTH: Larry Boxerman, Kevyn Salsberg, Kathy McLaughlin

No nominations from floor.

Ann Ingham moved that slate be approved by acclamation. Barbara Achzet seconded. Motion passed

9. Motion to adjourn; seconded; passed

Adjourned 8:40 pm