

**Wildcat Homeowners Association, Inc.**

**Minutes from the January 20, 2006 meeting held at Collins Hill Public Library**

**Purpose of Meeting:**

**Vote on the turning over of Wildcat Lake Homeowners Association from the developer, Wildcat Inc, to the homeowners.**

**Elect officers to the board of directors**

**Form committees to address the homeowners/sub-divisions needs and adherence to the by-laws.**

**Determine scheduled times for future board meetings**

**Determine length of office for Board member elected.**

**In preparing for this meeting, on January 7, 2006 a notice was placed on each home owner's door notifying them of the meeting and providing a voting proxy form if they could not attend with directions on how to submit the form.**

**On January 20, 2006 a reminder notice was placed on each homeowner's door.**

**Those present on January 20, 2006 were asked to sign in and review the current homeowner information for accuracy and eligibility to vote.**

**Mr. John Shauger opened the meeting by discussing the process of turning over the responsibility of the Homeowners Association from the developer, Wildcat Inc., to the homeowners of Wildcat Lake Homeowners Association, Inc.**

**Mr. John Shauger did open the floor to questions. Following which the attendees were asked for nominations for the Wildcat Lake Board of Directors from the floor.**

**There were 11 proxy votes submitted prior to the meeting confirming the election of Mr. Shauger, Mr. Shipley and Mr. Ortiz. There were an additional 10% of the eligible homeowners represented at the actually meeting who confirmed the above vote and additional officers.**

**The official ballots were completed and the results are as follows:**

**John Shauger, President  
Jorge Ortiz, Vice President**

**Raymond Shipley, Treasurer  
Fran Patraker-Altman, Secretary  
David Simpson**

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**Following the election of officers Mr. Ortiz did present the bids he secured for landscaping services. It was agreed at that time to not finalize a decision on hiring a company until the newly form committee had an opportunity to meet and discuss the matter in greater detail.**

**Landscape Committee:**

**Chairman: Jorge Ortiz**

**Members: Tim Pollack -2012 Wildcat Lake Ct. 678-428-4357**

**Elizabeth Rutkouska- 1825 Wildcat Trace Circle 678-607-9242**

**Kimberly T. Patterson- 270 Wildcat Lake Dr. 404-551-3258**

**James Altman- 260 Wildcat Lake Dr. 678-376-5645**

**Communication and Social Committee**

**Chairperson: Susie Shipley**

**Members:**

**Architectural Control Committee**

**Chairperson: Fran Patraker-Altman- 260 Wildcat Lake Dr. 678-376-5645**

**Members: Kathy Shauger-**

**Lorraine Simpson**

**Deloris Vick – 1992 Wildcat Falls Lane 678-376-1100**

**Jennifer Maher- 2002 Wildcat Falls Lane 678-376-9008**

**The chairperson of each committee will be responsible for scheduling and coordinate meetings with members. Ideas and plans that come from those committee meetings must approved by the Board of Directors prior to taking action.**

**Following the general meeting the newly elected board of directors met to determine term limit for each board member, (see next to officer's name), confirm a monthly meeting to be held every 2<sup>nd</sup> Thursday of the new month.**

**In addition it was agreed that fiscal year would run from January 1 – December 31<sup>st</sup>.**

**Annual membership meetings are to be held the 2<sup>nd</sup> Tuesday of January, each year**

**The decision was made to postpone the signing of the “Developer” release form until the February board meeting.**

**The board agreed to send letter of termination to Heritage Management Company. Advise Mr. Coulter, attorney for the Home Owners Association, to send a demand letter to Parmont Grading, their insurance company and any other company liable for the repairing of the dam.**

**Submitted by,**

**Fran Patraker-Altman**