

GOOSE CREEK HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 17, 2007

The Board Meeting was held at Buck Lake Elementary School at 6:30 p.m.
President, Dan Bull called the meeting to order at 6:34 p.m.

Establish quorum: Board members present were Dan Bull, John Ross, James Rehwinkle,
Michele Smith & Leigh Root establishing a quorum.

Introduction of Board Members-

President Dan Bull introduced each board member and invited guests:

Steve Shafer and Mike Scheiner of COT Public Works Dept, Pepper Ghazvini of Premier
Construction, developer of Goose Creek.

Approval of the October 25, 2006 Board Meeting Minutes:

Motion to approve: James

Second: Dan

Vote: All in favor

Sidewalks/Holding Pond Update:

Mr. Scheiner reported that the subdivision has not yet been accepted by the City. The
sidewalks need to be completed in both phases before the city will accept the
responsibility of maintenance in the neighborhood. The Meadows side of the
subdivision is 99% completed, with only a few minor repairs to be made by the
Meadow's developer, Turner Heritage Homes. The Field's sidewalks need to meet
ADA requirements. The city will require relocating the original approved sidewalk
plan to the opposite side of the street. The current sidewalk plan posed a problem
because the driveways are too steep. The city has a proposed plan to relocate the
sidewalk to include a crosswalk and a speed hump on Goose Creek Trail. The normal
process for approval of the change is to have the developer obtain 75% vote of the
members before construction.

The City will consider allowing the board to vote on the sidewalk change if 100% of the
board members agree to move it on the opposite side of the street. One board
member was absent and will be polled as soon as possible.

Mr. Ghazvini will draft a notice to inform all homeowners of the sidewalk decision. The
City will review the letter and the board would like to have input before distribution.
Mr. Ghazvini agreed to replace or repair any mailbox, irrigation or landscaping
destroyed by the sidewalk installation. The installation of the sidewalks should only
take 1-2 weeks once approved.

Holding Ponds:

Mr. Scheiner reported that there are six storm water treatment facilities; three holding ponds in each phase of Goose Creek. All have been inspected and are functioning properly. The developer is still responsible for maintenance of these ponds until the city accepts the neighborhood.

Mr. Scheiner also confirmed that the alleyways are association owned common areas and the city is not responsible for maintenance.

Old Business-

Alleyway Maintenance:

Dan informed the members that the board would be obtaining professional recommendations and proposals to fix the drainage issues by asphalt companies.

Financial Report: Bank balance: \$11,765.46

The estimated 2007 Budget was distributed and will be reviewed and approved by the board at the next meeting.

Board meetings are scheduled quarterly and the annual meeting and election will take place in April. New signs will be posted at the entrances two weeks prior to the meeting. Volunteers are needed to serve on the board.

Meeting adjourned at 7:26 p.m.