

**Shenandoah Community Association - Minutes of Membership Meeting of November 16, 2010, 7pm – 9pm,
at Abundant Life Church, 10 Forest Road, Newnan, Ga.**

Board Members Present:

1. Peggy Kraft
2. Bob Rominger
3. Vince Acosta
4. Elsa Carion
5. Glen Cogar
6. Jerry Vinyard
7. Tony Scruggs

Board Members Absent: Harold Newcomb

QUORUM: There were 71 qualified members present in person or by proxy, sufficient membership to constitute a quorum. Thirty-one proxies were represented and approximately 40 eligible members were present.

FINANCIAL REPORT: The Association President opened the meeting. He gave the financial report. He put up for discussion a copy of the expenses for the current month and year to date. See attached Exhibit I.

COVENANT AMENDMENTS: Written Ballots were distributed for vote, yes or no, on the additions to SCA covenants: (1) that collection service fees for recovering overdue unpaid SCA assessments be charged to the non-paying member, (i.e., that paying members are not charged for collection services); (2) that SCA property owners purchasing after January 1, 2011, not be permitted to store on the properties certain recreational vehicles and trailers. Exhibit II.

The first tally of votes for (1) 58 yes and 11 no and for (2) 57 yes and 14 no. As the majority favors both amendments, board members will contact other members who did not attend the meeting to see if the necessary two thirds favor the amendments.

BOARD MEMBER ELECTIONS: A Board member conducted board elections. Board Members standing for reelection were: Vince Acosta, Elsa Carion, Glenn Cogar. The members reelected these by a show of hands unanimously. Peggy Kraft who had filled in the remaining term of a deceased board member was elected by unanimous show of hands. Ruby Smith offered herself as a candidate and was made a member by unanimous open election.

QUESTIONS & ANSWERS & COMMENTS:

Q: Fence at Villas on Forest Road is beginning to need repair or replacement. Whose responsibility?

A: That is not SCA but rather the duty of the homeowners whose yards are closed by the fence. It was suggested that quotes be sought by the board and transferred to the homeowners for action.

Q: If trees are on one's property who is responsible?

A: Homeowners are responsible for taking care of and removing (if necessary) trees such as Bradford pear trees on their property and SCA is responsible for care and removal for trees on common grounds.

Comment: A tree on Paw Paw needs attention.

Response: The board will take a look to determine if it is on private or common property and follow through with notice or removal, as the case may be.

Comment: At the end of Barberrry there is a sinkhole that the county repaired a few months ago but it appears to be coming back.

Response: Board will look at the area.

Comment: There is a pipe and dip on Shenandoah Boulevard, and the County needs to be alerted to this danger and need for repair.

Response: Board will investigate.

A resident was advised to look into an invisible fence for her dog, as she cannot afford a wooden fence.

Q: What does SCA do about dangerous dogs? There was a complaint about pit bulls and a Rottweiler in the association property.

A: These are not allowed by the Covenants and the board will notify the owners to remove.

BALLOT FOR THOSE VOTING AT THE MEETING

FOR THE PROPOSED AMENDMENT TO THE SECOND AMENDED, CONSOLIDATED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIENS AND ASSESSMENTS OF JEFFERSON VENTURES, INC.

OWNER INSTRUCTIONS & INFORMATION

Dear Owners,

The Board of Directors of the Shenandoah Community Association, Inc. ("Association") has proposed two amendments to the Declaration. The first amendment will provide express authority to seek reimbursement of all collection fees by the delinquent owner. The second amendment restricts the ability to maintain certain vehicles on Residential Parcels for all Residential Parcels transferred or conveyed after January 1, 2011. A copy of the proposed Declaration amendments is enclosed for your review.

The Board encourages you to vote for these amendments. Using this ballot, please indicate your vote as being either "For" or "Against" the Declaration Amendments by checking the appropriate spaces below. For each amendment to pass, at least 66 2/3% of the total eligible votes must agree to the amendment. The Board is gathering approval through votes at this meeting and also through written consents outside of the meeting for anyone who did not vote or attend the meeting in person or by proxy. The amendments are proposed separately so that each owner can direct his/her vote accordingly.

I. **Declaration Amendment to Article 7, Section (b)** [Check only one box]

YES. I approve and consent to the proposed amendment to the Article 7, Section (b).

NO. I do *not approve or* consent to the proposed amendment to the Article 7, Section (b).

2. **Declaration Amendment to Article 11, Section (h)**: [Check only one box]

YES. I approve and consent to the proposed amendment to Article 11, Section (h).

NO. I do *not approve or* consent to the proposed amendment to Article 11, Section (h).

Signature of Owner(s) above

Print Name: _____

Signature of Owner(s)

Print Name: _____

Address _____

Expenses: First 6 months 2010

Accounting	-----	\$ 1,800
CD Assessment	-----	\$ 50
Landscaping	-----	\$ 16,278
Donation	-----	\$ 100
Legal Fees	-----	\$ 2,990
License/ Permits	-----	\$ 30
Postage	-----	\$ 603
Safe Deposit Box	-----	\$ 23
Supplies	-----	\$ 825
Taxes	-----	\$ 559
Utilities	-----	\$ 13,909
Property Mgmt.	-----	\$ 1,853
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Totals	-----	\$ 30,029