

**Trojan Horse Property Owners' Association  
2010 Annual Business Meeting**

The 2010 Trojan Horse POA meeting was held on Saturday, July 10 at 7:00pm at the Stevens' home on Trojan Horse Circle. Twenty persons (14 property owners; 12 of which were POA Member owners) were present.

President Gary Weaver called the meeting to order. The 2009 Meeting Minutes were read by Margaret Allen and were approved as read. Scott Harris presented the Treasurer's Report. Dues and contributions received from 58 of 91 property owners totaled \$13,705.87 while road maintenance/repair expenses totaled \$15,427.64.

Old Business

The Road Committee Report was presented by Cameron Akers. During the year, he, David Hill and Gary Weaver continued to prioritize needs, focusing on the higher traffic areas in the most need of repair. The importance of being proactive in addressing road maintenance by making minor improvements as repairs are made should cut down on future regular maintenance costs. Four speed limit signs remain and need to be placed throughout the community.

Removal of Winter 2010 tree damage continues. Community workdays were helpful in removing and mulching many piles of downed limbs but some areas are still in need of clearing. Additional workdays will be scheduled.

Speeding occurrences seem to have been reduced. A flier had been distributed to homes in the neighborhood during late winter 2010 regarding speeding and the need to yield right-of-way. Awareness and new stop signs have helped.

Non-residents using four-wheelers on Trojan Horse roads continue to be an issue. If practical, they can be stopped and informed that Trojan Horse roads are private.

Unleashed dogs have become nuisances by chasing cars and by roaming, damaging others' property and chasing other pets. Discussion of the complaints led to the suggestion of providing fair-warning by notifying all residents that if unleashed pets continue to cause problems that Animal Control would be called.

The Trojan Horse right-of-way used by the Grogan family was discussed at length. No proof of a right-of-way agreement has been found through our research and none has been provided by Grogan. Concern regarding potential future development with assumed Trojan Horse access was discussed. It was determined that the goal is to establish an agreement as a courtesy for limited access to one (Grogan) home. A motion was made to approach our attorney regarding the issue. The motion passed with all in favor.

New Business

Ideas for getting more property owners to become permanent POA members were discussed: 1) distributing a list of non-members to members so membership can be encouraged; 2) signage such as "Join Your POA. It was decided that members should attempt to talk with non-member neighbors to encourage membership and participation.

As a result of the shortfall of funds during the 2010 winter, restructuring the yearly fees was suggested and discussed at length. Establishing a preferred due date was also discussed. Awareness was realized that changing the By-Laws to create a fee restructure with a larger than the allowable 10% per year increase could make even more non-members unwilling to contribute yearly dues. A motion was made to increase yearly fees by the allowable 10%. The motion was passed with all in favor.

Additionally, a motion was made to establish a Snow Removal Fund as a line item addition to the general POA checking account in an effort to keep from experiencing a funds shortfall in the future. The motion was passed with all in favor. Donations to the Snow Removal Fund will be requested by letter and dollars collected will be used for the sole purpose of removing snow, leaving the yearly dues for road maintenance and repair.

Election of Officers

No nominations for new officers were made. All Officers will remain in their respective offices for another year.

The 2011 POA meeting was set for Saturday, July 9 at 7:00pm at Jack Stevens' home at 1262 Trojan Horse Circle. The 2011 picnic will be at the Weavers' home at 1478 Trojan Horse Circle on August 6 at 5:30pm.

The meeting was adjourned.

Respectfully Submitted, Margaret Allen (Secretary)