

VOTING ITEM #1- Voting of Trustees

Two position on the board were vacated this past year. The board appointed Linda Petersen the empty position during December of 2012. Joshua Hunt was appointed to the next position during June of 2013. With these two appointments, the board's total trustees remains at five which is imperative to the amount of work the board needs to complete. Please vote yes for two candidates. On the ballot, are two empty slots for any write-in candidates as well. If you choose to write-in a candidate, please ensure that the individual meets the requirements set out in Section 3.2 of the Board of Trustees, which states:

Only a person at least 21 years old who is a record owner of a Lot directly or is a designated representative of an entity owning a Lot and is current in all payments to the Subdivision may run for the position of Trustee.

VOTING ITEM #2- Change Section 3.2 of the Indentures

During the course of the last year the board has had two trustees resign from their positions. The trustees have realized that this could cause problems in keeping the board cohesive. The trustees propose to change Section 3.2 to ensure a properly working and functioning board.

Currently the Section reads:

Should a Trustee be unable to serve or resign or abandon the position or move from the Subdivision or be in default on Subdivision payments or be convicted of a felony or have misdealt with community funds or have more than 3 unexcused absences from meetings, the position shall be vacant and the remaining Trustees shall appoint a person to serve until the next election when the vacant seat and remaining term shall be filled by a vote of the owners. All Board Members are subject to recall under Section 5.7.

The Trustees propose the Section be changed to:

Should a Trustee be unable to serve or resign or abandon the position or move from the Subdivision or be in default on Subdivision payments or be convicted of a felony or have misdealt with community funds or have more than 3 unexcused absences from the meetings, the position shall be vacant and the remaining Trustees shall appoint **a person to serve the remaining term of the vacated seat**. All Board Members are subject to recall under Section 5.7

This allows the board to continue working without the delays it could face by having potentially up to FOUR new trustees at one time. This is possible since every year two trustees will be up for reelection.

VOTING ITEM #3- York Lane

The Owner's on York Lane have shown interest in becoming a part of the Hermitage Hills Subdivision. Currently York Lane is part of the Chancellor Farms Estates. York Lane is located off of Walnut Ridge in the back of our Subdivision. The York Lane Owner's pay yearly dues to the Hermitage Hills Subdivision for use of our roads. The York Lane Residents will need to complete several steps to be included in our subdivision.

1. They will need to get 100% agreement from all the residents on York Lane to separate from Chancellor Farms.
2. They will need to hire a lawyer to take care of the legal matters of separating from Chancellor Farms and becoming part of Hermitage Hills.
3. They will need a 2/3 majority vote by the Owner's of Hermitage Hills to make this change.

If this item is approved, the Owner's on York Lane would become part of the Hermitage Hills Subdivision and would then have the same rights and responsibilities as any other Lot Owner of our subdivision including all assessments and fines. If this item is not approved, the Owner's on York Lane would not have the same rights and responsibilities as the rest of our Lot Owners. The York Lane Owners would still be required to pay their yearly dues.