

MARKHAM WOODS ASSOCIATION, INC.
MEETING MINUTES
5/09/2011

President John Higgins called the meeting to order at 7:05 pm. Also in attendance were Bob Turnage, Tina Calderone, Ken Jones, Jack Hannahs, Cindy Haller, Bob Cushman, and Al Capouano. Guests Don Epps, Quentin Beitel, and Joanne Turnage attended.

John Higgins called for a review of the minutes of the prior meeting. Jack Hannahs moved the minutes be approved as submitted. Bob Turnage seconded the motion and the Board approved the minutes unanimously.

Mr. Higgins introduced Mr. John Ritenour and Mr. Richard Shassian and their staff of two individuals to the meeting to present to the Board their plans to construct approximately forty four residential detached homes on approximately twelve acres near the current Alaqua Country Club center. The project is referred to as "The Reserve at Alaqua." Both Mr. Ritenour and Mr. Shassian live in the Alaqua sub-division and Mr. Ritenour owns the Alaqua Golf course. Owners of the new homes would be required to be members of the golf club. These new member's dues, along with the sales proceeds of the land for the new homes would allow Mr. Ritenour some return on his investment in the golf course and increase cash flow from operating the course.

The new residences would be about 3,000 sq. feet under roof. They would be separated about 10 feet from one another and would be set back about 20 feet from the side-walk. The residences would be priced around \$500,000. The homes would be built to conform to the general aesthetics of the Country Club center and the upscale appearance of the complete Alaqua sub-division. Only qualified builders would be approved to participate in the construction.

In light of MWA and area resident's desire to maintain a 'one home per acre' theme throughout the Markham Woods corridor, Mr. Ritenour indicated his willingness to place a permanent easement on the whole golf course as not developable in the future so that when taken into account, the new homes he plans would be situated on a net 1 unit per 2.5 acres. This would generate much more permanent open space for the area.

The Board thanked the Alaqua group for their presentation and indicated to them that we would like to see more specifics regarding such an easement. Director Capouano suggested MWA not vote on the proposal until the Alaqua HOA had voted on the plan. Other Board members suggested MWA could vote on the issue with a contingency regarding the Alaqua HOA. No MWA vote was called but a desire was extended to Mr. Ritenour and Mr. Sahassian to continue discussions.

On other matters, Director Cindy Haller announced her resignation from the Board due to a conflict she would have attending evening classes for which she has enrolled. The Board thanked Cindy for her service.

Jack Hannahs reported that no new news had developed regarding the septic issue.

Ken Jones encouraged Directors to complete their profiles for the MWA website.

Bob Turnage mentioned he had begun work on a new FaceBook MWA page. He will discuss this more at a future meeting.

Bob Cushman mentioned the need for us to review our By-Laws in light of current trends and outlooks on real property development. The group will discuss this at a future meeting.

There being no further urgent business, Mr. Higgins adjourned the meeting due to the late hour.