



ANNUAL MEMBERSHIP MEETING
Saturday, June 11, 2005
Savannah Heights Subdivision Office - 11:00 AM

Members: John Hayes, Eva Adams, JD Clevestine, Amy Hartman, Jim Hauglid, Ray Nerio. Elizabeth and Curt Oswald, Carlos Pacheco, Paul Schoenenberger and Knox Pitts.

Visitors: Lynda Browning

I. Call to Order

John Hayes, President

The annual membership meeting of factory Built Owners of America (FBOA) was held at the Savannah Heights Subdivision office, Von Army, Texas on June 11, 2005. The conference call was engaged at 11:00 AM to welcome any members participating by phone. The meeting was officially called to order by John Hayes, FBOA President, at 11:30 AM. The order of business followed the agenda, which was provided to attendees. Mr. Hayes noted that the conference phone lines were open as publicized in the meeting notification mailed to members prior to the meeting.

II. Introductions

John Hayes, President

All attendees introduced themselves and spoke about their interest in FBOA and the issues surrounding manufactured housing. Mr. Hayes recounted for the members the history of how and why FBOA was established. The founders recognized that owners of manufactured homes needed an organization of peers that truly represents their interests in the areas of acquiring, maintaining and improving their manufactured homes.

III. Treasurer's Report

Amy Hartman, Association Coordinator

Ms. Hartman gave the Treasurer's report on the finances of the association for the annual period (calendar year 2004), and gave a brief status report on the income and expenses year to date in 2005.

IV. Organizational Status Report

Knox Pitts, Secretary

Mr. Pitts delivered a report to the members on the membership status and activities of the Association for the period. The membership currently consists of 2651 individuals and four corporate members. The individual members are geographically dispersed with 17% in Texas, 17% in California, 8% in North Carolina, and the remainder in 39 states. In 2004, three newsletters were published and mailed to all members, free to members. Benefits currently available to members include educational newsletters and free credit counseling services through BALANCE, a nonprofit credit counseling service.

V. Discussion/Questions from the Floor

Knox Pitts, Secretary

The members in attendance were asked to complete a brief survey (attached) to assist the association in being responsive to their needs. Members were then asked for their input or questions at this point. Several attendees had questions about what involvement was being sought from them. The board members and association coordinator responded that it is the desire of the board to have as many members

of the association as possible fully involved in the pursuits of the association. Mr. Pitts asked for any input from members on the phone; there were none.

VI. Election of the Board of Directors

John Hayes, President

Mr. Hayes introduced the candidates for the board of directors that were presented by the nominating committee. Ballots (sample attached) were distributed to the members in attendance. Mr. Hayes explained that the board had amended the by-laws to increase the number of directors from three to seven. The nominating committee recommended four candidates for election and one candidate for re-election, potentially leaving two authorized positions vacant. He then asked if there were nominations from the floor. There were no further nominations from the floor, so the members were asked to cast their vote(s) for the candidates of their choice. There were no members on the phone conference call.

Members marked their ballots and they were collected. Since Mr. Hayes was not standing for re-election, he tabulated the ballots on full view of the assemblage.

VII. Board Listening Session

Knox Pitts, Secretary

During the ballot tabulation process, Ms. Hartman and Mr. Pitts facilitated a discussion among the members about the association and what suggestions they have about recommended activities and issues that they would like to see addressed. Members offered suggestions during the brainstorming session. The list of those discussion items is attached.

VIII. Announcement of Board Election Results

John Hayes, President

Mr. Hayes announced that eleven ballots were submitted by members present. There were two mail-in proxy votes from members unable to attend that were included in the tally for a total of 13 members voting. All board candidates were unanimously elected, each with 13 votes "FOR" and 0 votes "AGAINST".

IX. Drawing for Door Prizes

John Hayes, President

Ms. Browning drew names for the door prizes, which were all awarded to members in attendance.

X. Adjournment

There being no further business, the meeting was adjourned at 12:35 PM.

6/11/05 Annual Meeting Member Feedback

How do you add onto a Modular Home?

How do you make a Manufactured Home fully wheelchair accessible?

Website chat rooms – “Ask the expert” Information about local building rules and permits

Understanding VA Benefits

Connecting to the Military coming to town

Manufactured home repairs – different from site built

- Septic tank systems
- Caring for acreage
- Discounts with local companies for maintenance/repair
- A/C
- Decks/Ramps

Connecting to MH Industry Association Members

Law Enforcement in rural communities –

- Neighborhood associations
- SAAFE Officer – Crime Prevention
- Registration for Community Associations