

CCOA Annual Meeting
February 12, 2009
President's Remarks

Good Evening

Board Of Directors to Stand

- Once Again we do not have a quorum so no business may be transacted, however; I would like to give you all a quick update on the State of the Cordova Club Community before we move on to our guest speakers.
- First and up date on the Cordova Country Club: Kevin reports membership and play are up 20 percent over last year at this time and that the club is moving forward with plans for a big year.

FINANCE:

- No increase in dues is being recommended for 2009. The financial statements for your association are available here or on the web site. As you can see we continue to live within our means with a small cushion.
- Less than 05 percent of our residences fail to pay their dues each year but we are litigating to recoup those moneys. Fortunately, our Codes, Covenants, and Resolutions allow us to recoup both court cost and attorney's fees so the cost to the CCOA for litigation is negligible.

COMPLIANCE:

- In the last six Months, we processed 93 some compliance issue. Of these, 89% were resolved without fines and just 11% (7) went to Fine and half that to litigation.
- Non-payment of dues, parking and property upkeep are the most prevalent issue. The appearance of our community in this real estate market is critical and these issues are critical to that end the CCOA is litigating for \$49,762.00. The results of our Litigation efforts are: 2 Liens and 9 Judgments. To date we have 6 Lien Releases, 4 Non-Suits, 3 Bankruptcies, 2 Foreclosures and 5 homeowners making payments.
- We have found that renters violate the CCRs more often than do owners. We are going to crackdown on renters this year. We recognize that the downturn in the real estate market has forced more owners to rent than sell but renters who feel that they have no need to abide by our CCR will find that their rent is going up considerably as thousands of dollars in fines, attorneys fees and court cost are passed on to them.

REAL ESTATE: So how are we doing in terms of real estate?

- In 2008 24 homes sold in Cordova Club (9 of those were foreclosures) and there are currently 20 active listings and only one is a foreclosure. That is 3 percent and our pre-crash average that was 7 percent but more will go on the market this spring.
- Foreclosures hurt our prices; they go for \$40.00 a sgft vs. the community average of \$68.00 to \$72.00 per sgft. The Gated Communities sell better in this market but no house sold for over \$280K and most sold around \$210K. This is down but not by much from two years ago. In sum, our homes are holding their value well.

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- I recently spoke with another homeowner's association president from out this way who had 300 foreclosures out of the 800 homes in her association. We are doing pretty well by that standard. I have the figures up here for you to look at if you like.

CRIME: The Crime is a growing Problem but the solutions are illusive.

- Don't become a victim!
 - Park Smart: lock your car and don't leave valuables visible. Of the 19 Car Break-ins in Shelby County Sheriff's Dist 4, 11 were at Residences and 9 of these Cars were unlocked. Now folks that is just plan dumb!
 - Live Smart: lock your house and use your alarms systems. The most common time for burglary 10 AM to 2 PM, why – No one is home. Neighbors can help by calling 911 if the alarm goes off or they see suspicious activity.
- Don't buy into simple solution on crime:
 - TN Law requires parole after 30% sentence served because of jail crowding; Gun Crimes prosecuted in Federal System, no mandatory parole.
 - 60K people pass through Shelby County Jail per year avg. 2,300 per day
 - 35% of Jail Population is Mentally Ill (indigent) no state hospitals
 - TN Law requires legislation include the appropriate funds to cover cost:
 - It cost \$93.00 per prisoner/day or almost \$34,000.00 per year
 - A new jail costs \$4.4 Million
 - So if you if we double the amount of time served, say 60% of the sentence, you must find \$83 Million to pay for it.
- It gives me great pleasure to introduce Shelby County Sheriff Mark Luttrell