

*3001 Condominium Association
Annual Meeting Minutes
September 29, 2015*

Board Members Present

Doug Beyer
Dan Price
Janet Loring

Bray Property Management

Jami McLennan

1. Call to Order

The Annual Meeting was called to order at 4:00 pm by Jami McLennan.

2. Introductions

Jami McLennan introduced herself as the HOA Manager. Jami introduced Carrie as a new addition to the HOA department. It was decided that everyone present had previously met and further introductions were not necessary.

3. Approval of the 2014 Annual Meeting Minutes

Jami presented the September 22, 2014 annual meeting minutes for approval. Doug Beyer summarized the minutes and questioned vendor contract terms referenced in the minutes. Jami explained that the one and two year contract terms allowed for protection from price increases and resulted in reduced expense for landscaping services, in particular.

Dan Price suggested that the irrigation schedule be adjusted to reduce watering. It was also recommended that irrigation schedule be adjusted to accommodate landscaping schedule to avoid lawn mowing equipment damaging wet lawn.

Resolution: No other discussion being forthcoming, to approve the September 22, 2014 minutes.

Motioned: Doug Beyer

Seconded: Linda Keltner

The motion carried unanimously.

4. Approval of the 2016 Budget

Jami presented an option to lower dues for 2016 due to the decrease in landscaping expenses. Doug Beyer inquired about the change to the snow removal budget. Jami explained that the five percent increase to the budget is based on the projected forecast for winter 2015/2016. Dan Price requested clarification of the capital reserves and operating expense transfer of monies. Jami explained that the operating expense is for day-to-day operations. Reserves are built up for major projects, such as concrete work, new pool pumps, etc.

Terry Harper requested clarification with regard to funding future paving improvements. Dan Price suggested the member dues remain unchanged to fund anticipated future improvements. Dan made a motion to keep dues at the same amount in 2016 as they were in 2015 so more money is allocated to the Reserve account.

Resolution: To reflect no change in dues for 2016.

Motioned: Dan Price
Seconded: Doug Beyer

The motion carried unanimously.

5. Election

A Nominations

Jami confirmed quorum had been achieved. Only three (3) members were needed for the Board of Directors. Doug Beyer and Dan Price were nominated for another term and Kraig Keltner was nominated to replace Janet Loring, as Janet was stepping down. There were no further nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Doug Beyer, Dan Price and Kraig Keltner will serve on the Board of Directors.

Motioned: Terry Harper
Seconded: Vivian Beverley

The motion carried unanimously.

B Close of the Election

There was no further business to come before the election and the election was closed.

6. New Business

A Organizational Meeting

Doug Beyer will remain President for the Board of Directors, while Dan Price will serve as the Vice President and Kraig Keltner will serve as Secretary/Treasurer for the 2016 year.

B Pool Rules

Jami reminded members to follow pool rules posted at the pool. She asked that members be courteous and reminded that pets are not allowed in the pool area.

C Closing of the Pool

Jami stated that the pool will close for the season on Friday, October 2nd, 2015.

7. Questions from the Floor

Maureen Beyer asked for clarification with regard to Christmas decorations budget. Jami confirmed that decorations were not included in the association budget this year.

8. Next Meeting

The next annual meeting will be held tentatively in September 2016.

9. Adjournment

There being no further business, the Annual Meeting for 2015 was adjourned a 4:30 pm.

Signature

Date