

**3001 Condominiums HOA meeting  
September 21, 2020**

The annual meeting of the HOA was called to order by President Terry Harper at 6:02 pm on the lawn of Unit 4. Present were Cindy and Rick Kellar (1), Dan and Jan Price (2), Manon Jacob (3), Mike and Joyce Sullivan (4), Terry and Lori Harper (5), Kraig and Linda Keltner (6), Doug and Maureen Beyer (7), Debbie Fenske (8), Karen Hunt (9), Virginia Wyatt unit represented by Proxy to Doug Beyer from Eric Jamieson (estate executor) (10), and Dana MacDonald (11).

The members presented Dan and Jan Price with a thank you card and gift certificate for their work maintaining the pool.

Dan Price read the minutes of the 2019 meeting. Mike Sullivan moved to accept the minutes, second by Dana MacDonald, passed.

Dan Price handed out a copy of the treasurer's report, and the proposed budget for 2021. Dan Price explained the handout and answered all questions presented about spending and the proposed budget. Debbie Fenske moved to accept the proposed budget, second by Doug Beyer seconded, passed. Budget attached. The budget contained no increase in HOA fees.

By suggestion of President Harper and general consent, the Covenants portion of the agenda was discussed at this time in the meeting. The amendments to the covenants to become effective require that a final document be prepared, signed by 9/11 units owners and recorded with the County Clerk and Recorder. Terry Harper also reported on the meeting with the attorney, Lloyd Quesenberry.

1) 10.3 Casualty Insurance. Moved by Mike, second by Dana, passed

2) 10.5 Special assessments payments. Moved by Mike, second by Dana, passed

3) 11.1 Residential owner - lawyers work, 9/11th approval; take out lawyers suggestion of seven consecutive days or 21 total days per year someone under 18 could be a visitor in any one unit. Moved by Mike, second by Dana, passed

4) 11.2 Use of common area - added to 9/11 approval. Moved by Mike, second by Dana, passed

5) 11. 1/2 Parking restrictions, business vehicle, 10,000 lbs, running condition, incidental to usage, may wash and/or polish, no maintenance on premises or in carport. 72 hrs RV parking, operable and licensed. Moved by Debbie, seconded by Dana, passed.

A Reserve Study Policy was discussed, (not part of covenants;) Motion to table by Dan, second by Mike, passed.

**ELECTION OF HOA BOARD FOR '20 - '21.** Four on ballot, written ballot used. Doug, Manon, Dan, and Mike were on the ballot. Karen Hunt and Debbie Fenske acted as election clerks.

New directors: Doug Beyer, Manon Jacob, and Mike Sullivan take over at end of meeting.

#### **OLD BUSINESS**

Kraig and Dan reported on the tree service completed and work yet to be completed. Kraig will send email to residents information regarding three new trees to be planted.

Bray contract report by Terry- Bray does not have a contract for accounting only work. Keep as is.

#### **NEW BUSINESS**

Last day for the pool this season will be Saturday, Sept 26. Other general business was discussed without any motions or action. Meeting adjourned at 7:30 pm.

Dan Price, Secretary-Treasurer