

**Foresight Professional Plaza  
Condominium Association  
Minutes of Annual Meeting  
March 4, 2020**

Present:

Barry Lowe

Ken Perino

Jennifer Corneille

Brandy Lujan

Brad Nelson

Jim Bowers

By Proxy - John Drazic

The meeting was called to order at 5:10 PM.  
The minutes of the March 20, 2019 meeting were read and approved.

**OLD BUSINESS:**

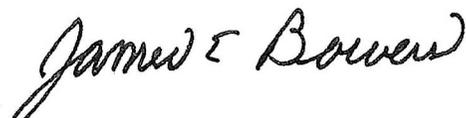
- Ken said we continue to have water drainage problems.
- Ken also said to just call Krueger if anyone develops roof problems. We will continue to patch the roof rather than make more permanent roof improvements.

**NEW BUSINESS:**

- The owner of Unit 4, Stephanie Castor, had her representative attend the meeting along with a potential buyer, who brought her representative. The potential buyer, the owner of a hair salon, is considering the purchase of Unit 4 to be used as a salon. All three individuals presented plans, and requested feedback from the association as to our concerns (and comments). A conditional use permit would be required from the city. The discussion which followed set forth the following concerns: parking availability, smell, and water usage. The potential problem regarding smell was the main issue. We concluded if air filtering was needed the new owner would have to provide same at her expense. We discussed the parking and water concerns. We concluded those concerns would be addressed if the purchase and sale was consummated and the business operations required an adjustment. Based on this discussion the potential buyer will meet with the city to discuss the use permit in more detail.
- Crested Oak Dentistry requested they be allowed to treat their west windows in order to block the intense western heat. The association agreed to this request.
- Ken brought up a proposal to charge a transfer fee when a unit sells. We decided to consider same, and will initiate the fee in the near future if all agree to do so.

**FINANCIAL:**

- The financial situation was discussed. Our bank balance is low, and all agreed the monthly assessment rate needs to be raised. It is presently \$1.50/sq. ft. We discussed raising it to \$1.75. The increase will occur in the near future.
- Jim Bowers suggested changing the landscaping to desert look. This idea was discussed and dropped.
- At 6:20 PM it was moved, seconded, and agreed to adjourn the meeting.

  
James E. Bowers