

ANNUAL MEETING AGENDA
SATURDAY SEPTEMBER 7, 2024

1. WELCOME AND GROUND RULES- Ann

- a. 77 residents- This does not meet quorum so will need to take a 5 minute break and then return.
- b. Ann motions for break, Patrick seconds, group approved
- c. Motion to reconvene the meeting by Ann, Patrick seconds, all approved except Sarah Behrens opposed.
- d. Ground Rules for open discussion
 - i. Stand, name, unit, be respectful, no interruptions.

2. MINUTES FROM LAST YEAR'S MEETING- Nicole

- a. Nicole read the minutes from the Annual meeting 2023
- b. Ann made a motion to approve, Sarah B seconded- all approved.

3. BOARD MEMBER NOMINATIONS- Ann

- a. Ray resigned, Nicole was approved by the board and running again.
- b. Sharon rerunning
- c. Caitlyn- 8 year owner and interested in being on the board.
- d. Ray Wyde- B11 Was on the board last year. Would like to return to the board.
Was person responsible for website

Residents can vote for 3 of the 4 people running

4. FINANCIALS- Josh

- a. Review of financials
 - i. History of financial history
 - ii. Reviewed profit/loss
 - iii. Reviewed yearly budget
 - Question- Do you see any major expenses
 - a. Yes, in updates
 - Net income- what does it go to
 - a. Yearly expenses.
- b. INCREASE TO YEARLY FEE
 - i. 15% to fees, \$5 to carports
 - Is 15% a new 15%? No
 - Will this be increasing yearly? We are not sure.
 - Are any major repairs expected
 - a. Yes, to be discussed later.

- What is the reasoning for the square footage for fees percent
 - a. Historically, that is how it is done?
 - i. Can it be negotiated
 - 1. Yes, but likely not approved.
 - a. Is it possible to do a smaller %.
 - b. Would need to get 60 % of owners.
- Janice- Concern of 15%. Sharing so that
 - ii. Extensive discussion on increase.

5. UPDATES

- a. RICK
 - i. CARPORT REPAIR
 - ii. Leaking- Did some patching but moisture still getting through.
 - iii. Needs to be replaced. Cost is roughly \$126K-\$130K
 - Options for payment
 - a. Reserve?
 - b. Special Assessment 850-1,000
 - i. multiple payments or one payment
 - c. If over 50K, need to get permission from group.
 - i. Do carport fees go into carport “account” or can it.
 - d. B169- Will it be all carports? No, this conversation was main carport
 - i. Rick will address Bldg U and R carport
 - e. Helen K85- If we approve a special assessment do we get a breakdown?
 - i. Yes, we would hold a special meeting, there would be multiple bids. The board will recommend a plan.
 - ii. Company will be there to discuss material, etc
 - iii. Yes
 - f. Guy in front- Is there conversation of taking out carport?
 - i. Yes, reduces value
 - g. Could we get solar panels?
 - i. If we discuss, price possibly triple
 - ii. Sarah looked into it and would have to rewire whole complex. over \$1M
 - iii. Steve-Could buy panels in a solar field and get the credits.
 - iv. Ann mentioned into project 2030.
 - h. Anyone with an idea can present it to the board. Please come to the board.

- b. Ann
 - i. Dog Amnesty (2 months)
 - Turn in paperwork. On leash & pick up after
 - ii. Rental rules
 - Que, need to request. Do not rent before approval.
 - Owner needs to live there for at least 2 years, then can rent.
 - Can the community see who the grandfathered in?- Yes
 - If the owner is living in the unit, they can rent out one room.
 - iii. Appearance
 - Door color is one color, you can paint yourself or hire someone
 - Nothing outside on second level except mat
 - 1 flower pot on main level only.
 - a. You can not drill into the walls or paneling. One decorative item on your door.

6. BOARD MEMBER ELECTION RESULTS- Rick

- a. New members are
 - i. Nicole Bissonette
 - ii. Sharon Williams
 - iii. Caitlyn Shaw

7. OPEN DISCUSSION- Condo Owners

- a. F43- Sarah Behrens
 - i. Can we have patio furniture in other areas?
 - ii. Can we not have landscaping on Saturday at 8 am?
- b. 48- Bakers
 - i. Is it possible to use the clubhouse to use the website?
 - Fastest way to get it is to call Rick.
- c. L-92 Lots of cars driving the wrong way? Is it possible to repaint the triangle and get new signs, and repaint the red curbs.
 - i. Already on the agenda.
- d. B-11 Pat- Can we update the letters on the buildings?
 - i. Add to the list.
- e. L-92 The dumpsters are sometimes put into handicap vans.
- f. P-32? Kenny- What is the concrete area?
 - i. It is an easement- city owns

8. ADJOURN

- a. Motion to end Ann- Patrick seconded All approved.