



MINUTES OF ANNUAL MEETING SEPTEMBER 4TH, 2004

The meeting was called to order at 4:00 pm by President Ron LeMaster.

Units represented were A1, A2, A3, A6, A7, A8, B9, B10, C18, C19, and C20. Attendance represented 55% of the ownership.

- **The minutes from 2003 were reviewed, with specific mention to open items:**
 - 1. The deck on Building A affecting units 5, 6, 7, and 8.**
 - 2. The annual contract for TV cable.**
 - 3. Dog and other pet issues.**
 - 4. Maintenance issues.**
- **As most are aware, Jeff Ferber, owner of unit A4 was tragically killed in a car/bicycle accident this summer. This accident also left the position of resident manager/maintenance open. After interviewing several companies, the Board selected Greg Moses, of GM Property Services, to maintain our property. Greg has provided maintenance for Prospect Point for several years, and comes highly recommended. Unfortunately, the rates for maintenance have risen sharply over the last several years, while our assessment has been maintained artificially low. We will now be paying \$850.00 per month for maintenance instead of the previous \$500.00 per month. The increase was approved by your Board, and approved by the general meeting today.**
- **New business discussed concerned:**
 - 1) Xeriscaping the front lawn area, a project several units would like to begin discussing,**
 - 2) Landlord/owner and rental issues,**
 - 3) Site insurance liability issues (skateboarding in the parking lot),**
 - 4) Open maintenance issues:**
 - a) Concrete step to unit A4**
 - b) Siding on all buildings**
 - c) Gutters on all buildings**
 - d) Heat-tapes on all buildings**
 - e) Outside painting and potential color change**
 - f) Storm doors**
 - g) Passageway and stairway lighting**

- **The budget was discussed, with appropriate comments from our treasurer, Mickey Blieden. The attendees approved the budget as delivered. Effective October 1st, 2004, new HOA fees are applicable to cover increased expenses. Buildings A and C will now be charged \$200.00 per month, and Building C will now be charged \$265.00 per month.**
- **Election of officers for the Board of Directors for 2004-2005 ensued. Ron LeMaster was re-elected as President, Mickey Blieden was re-elected as Treasurer, Kathy and David Beach were elected as Vice President/ Secretary jointly. Congratulation new Board.**
- **The meeting was adjourned at 5:30 pm.**