



MINUTES OF ANNUAL MEETING SEPTEMBER 3rd, 2005

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

Units represented were A1, A2, A3, A4, A6, A7, B9, C18. Attendance represented 40% of the ownership.

- **The budget was discussed, with appropriate comments from our treasurer, Mickey Blieden. The attendees approved the budget as delivered.**
 1. **Dan Lampe (Unit C18) asked for a clarification of the use of the Improvement Fund. (Expenses to a building greater than \$1,000 occurrence. If greater than \$1,000, an assessment is made to replenish the fund.)**
 2. **Jim Kaiser (Unit A4) asked for clarification of the “<\$1,000” expense prior to utilization of the Improvement Fund. (Expenses less than \$1,000 are paid from the Maintenance line-item in the budget.)**
- **Maintenance Issues:**
 - 1) **Review of quotes from Premier Property Management, and American Resort Properties. We are currently paying \$850.00 per month for services. New quotes are approximately \$1,000-\$1,300 per month.**
 - 2) **Xeriscaping the front lawn area, and removal of damaged trees on property,**
 - 3) **Landlord/owner and rental issues (deck usage/storage),**
 - 4) **Emergency repair of deck-support post at Unit A7 (post has slid under deck),**
 - 5) **Dumpster area repair,**
 - 6) **Dryer in laundry room (unit closest to entry) heating element fluctuates,**
 - 7) **Open maintenance issues:**
 - a) **Concrete step to Unit A4**
 - b) **Siding on all buildings**
 - c) **Gutters and heat-tapes on all buildings**
 - d) **Outside painting and potential color change**
 - e) **Storm doors**
 - f) **Deck conditions, many in need of repair/replacement**
- **Committees were formed to gather information, pricing, and recommendations for the Board to resolve several open items. The committees are:**

- 1. Outside Painting (Heidi Kaiser – A4, and Kathy Beach – C20)**
 - 2. Landscaping (Tammy Ryan – A2, Dee LeMaster – A1, Heidi Kaiser – A4)**
 - 3. Maintenance (the Board)**
- Election of officers for the Board of Directors for 2005-2006 ensued. The existing Board agreed to serve an additional year. Ron LeMaster was re-elected as President, Mickey Blieden was re-elected as Treasurer, Tom Sherberg was elected as Vice President/ Secretary.**
 - The meeting was adjourned at 5:30 pm.**