



## **MINUTES OF ANNUAL MEETING**

**September 26<sup>th</sup>, 2009**

**The Annual Meeting was called to order at 4:15 PM by President Steve Ryan. Units represented were A1, A2, A3, A4, A7, B9, B10, and C19. Attendance represented 40% of the ownership.**

- **The Minutes of the 2008 Annual Meeting were discussed. Tom Sherberg made a motion to approve the 2008 minutes and Mickey Blieden seconded the motion. The minutes were approved as published.**
- **The budget for 2009-2010 was discussed, with comments from President, Steve Ryan. Ron LeMaster made a motion to approve the 2009 – 2010 budget, Lou Marchesano seconded the motion. The budget was approved as attached.**
- **Maintenance Issues:**
  1. Steve Ryan (A2) has a leak in skylight that has been worked on 2-times by the property management but continues to leak. A contractor will look at the skylight to determine the cost of fixing the skylight.
  2. Gutters on the property have been checked. Mario determined we should take bids for fixing the gutters. Two were submitted, after discussion, it was decided to go with Kevin Osburn of Above All Seamless Gutter Systems. Units C18 and C19 will be fixed at this time.
  3. The trash-bin area did not get fitted with a new gate. Mario was asked to fix the gate but it was not done in 2008-2009. It was decided to investigate hiring a contractor to build a new gate that would meet the needs of the home owners.
  4. The walkway in-front of Building-C needs patching; the Board will direct Mario to fix the concrete walk.
  5. The landscaping of the small island in front of units A5 and A8 was discussed in 2008, it is still under consideration.
  6. The decks will be visited by board members and Mario to determine which ones need to be fixed, painted or replaced.
  7. The chimneys need to be swept. The board/Mario will find someone to do this job.
  8. There are several dead trees on the property that need to be removed. Megan Bemis (A7) will contact an arborist to submit a proposal to remove the trees. This will be done in the spring of 2010.
  9. Ron LeMaster (A1) bolt on door and frame does not latch. It was determined that the front door is the responsibility of the HOA. Mario will be asked to fix the door.
  10. There are old skis and sleds in the bike storage room. A notice was sent out last year, and we will give a final 30-day notice before removing the items.

**11.** Michael Vicchy has a dishwasher in the bike room. The board will give notice before removing the dishwasher.

• **Election of officers for the Board of Directors for 2009-2010:**

- Steve Ryan (A2) was re-elected HOA President and President of the Board
- Mickey Blieden (B9) was re-elected as Treasurer
- Jim Testin (A7) was re-elected as Vice President
- Lou Marchesano (B10) as re-elected as Secretary

• **The meeting was adjourned at 6:15 PM.**