



ANNUAL MEETING

Monday, May 5, 2025 @ 7:00pm

Via GoTo Meeting

MINUTES

Call Meeting to Order at 7:01 p.m. by President Ellen Johnson.

Welcome to all, and welcome New Residents!

Purpose of Meeting by President Ellen Johnson. We shall comply with the bylaws of the Association to conduct business and to elect board members.

Proof of Notice of Meeting

Notices were mailed on March 28 and again on April 15.

Please contact the office with your current address (if off-site) if you did not receive either of these mailings.

Determination of Quorum

Quorum is 10% of units that are in good standing. Quorum is counted by ballots, proxies, and by attendance. Quorum requirement this year is 37.4 and we secured quorum at time of call to order.

Approval of 2024 Annual Meeting Minutes

Motion to approve the 2024 minutes was made by Nick Olivero and seconded by Harold Carter. Motion carries.

President's Report / Annual Review submitted to all residents prior to the meeting includes:

- 2024-25 Annual Review
- Sales: prices continue to rise.
- Budget: Operating & Reserves
- Projects:
 - Roofing is done! The next cycle begins in 2036.
 - Foundation issues are on-going. We have been monitoring foundations and planning accordingly.
 - Chimneys: we are now budgeting annually so these can be rebuilt.

Thank yous are extended to our dedicated onsite staff: Kendra Zunich, Community Association Manager, Wanda Buster, Bookkeeper, Tracy Vincent, Administration, David Walke, Maintenance Supervisor, Ryan Pustay and Derek Caldwell. Tracy Vincent is our Recording Secretary at regularly scheduled Board meetings.

Thank you to the 24-25 Board members:

- John Sprentall
- Jessica Lehr
- Linda Ross
- David Brassfield

Thank you to our committee chairs and all the volunteers who give their time on our very active and dedicated committees.

The Year in Review Report Highlights

(report was included in the mailing to all residents, Spring 2025)

Highlights from the past year:

1. Governing document review
2. Community standards
3. Water mitigation
4. Prep for City improvement project
5. A2Zero and Sustainability initiatives
6. Long-term planning
 - a. Roofing, insulation, gutters
 - b. Budget
 - c. Infrastructures in maintenance
 - d. Preventive maintenance
7. Buckthorn containment
8. Deck power washing.
9. Building parking lot
10. Maintenance office renovation
11. Goals for the year ahead

Committee Updates

Maintenance & Modification / Lisa Lemble, Chairperson

Written report included in the mailing to all co-owners.

Landscape / Theresa Moore, Chairperson

Written report included in the mailing to all co-owners.

We are focusing on our trees in the coming year, as this is a big budget item.

New in 2024 were the Window Box Awards. We will continue this in the future.

Go-Doc Committee, Ellen Johnson, Chairperson

- Articles of Incorporation
- Master Deed
- Bylaws

All these Governing Documents are being reviewed and edited by an ad-hoc committee. Revisions and new amendments are necessary since we became a condominium in 2009. It will take several steps (10) to get to the satisfactory result

we aim for. 2/3 of all co-owners must approve document changes for them to take effect.

Election of Directors

3 seats open: 1 for a 1-year term and 2 for 2-year terms. Candidate Introductions
Nominees:

1. John Sprentall
2. Ellen Johnson
3. David Brassfield

Election Results

Volunteers Theresa Moore and Susanne Giraud counted the ballots submitted just prior to Call to Order. All nominees were voted in without contest.

Open Forum / Other Business

1. Question about non-satisfactory building paint color? Harold Carter
2. Question about total number of units / Dawn Scholle: there are 422 but 6 units are combined. The Master Deed is our governing document in this regard.
3. Question about the tennis court / Sebastian Lecha: it is a budget item that has not been a priority.
4. Community Garden? Katherine Lacy posed this question.
5. Cindy Samoray thanked the board for their hard work and wanted to remind everyone that everything costs money and some things are not feasible and will affect our monthly fees.

Adjourn Meeting – 7:55 pm. Motion made by Harol Carter, seconded by Nick Olivero.