

Annual Meeting Minutes for Thursday, December 5, 2013 at 7 PM

The meeting was called to order at 7:00 pm.

Board members present:

Robert (Bob) Rainsberger – President
Nruti Brown – Vice President
Gus Gil - Secretary (via phone and in person)
James McPeak – Member At Large

Absent:

David Hay – Member At Large

Condo owners present:

Sign in Sheet on file in the COA Office

Staff present:

Tonia Bascom and Arlene Aybar

The slate for the 2014 Board was presented:

Robert Rainsberger
Gus Gil
James McPeak
Nruti Brown
Ben Brown

Then Election of officers was held and Robert Rainsberger nominated Ben Brown as President. Ben was approved as the 2014 President 4-0. Ben took charge of the remainder of the meeting and started with the election of the remaining officers:

Ben Brown - President
Nruti Brown – Vice President
Robert Rainsberger - Treasurer
Gus Gil - Secretary
James McPeak – Member At Large

The new Board was presented. Proof of Notice of the meeting was presented and is on file at the COA Office.

The minutes from the third quarter meeting were read by Robert Rainsberger and were approved as read.

Treasurer's Report: Bob reviewed the Treasure's Report and it was approved by the Board.

The 2014 Budget was reviewed. After open discussion with the owners, Ben motioned to approve the Budget. The 2014 Proposed Budget was approved by three of the five Board

Members.

New Monthly COA Fees (2014):

1 Bedrooms – \$161.27

2 Bedrooms – \$221.12

3 Bedrooms - \$289.19

New COA fee increase are effective 2/1/2014.

It was shared that the gutters are an ongoing project and that buildings 1, 18, 19 & 20 have been completed. Top soil and sod were installed in buildings 1, 2, 17 & 18 to prevent further erosion.

The Board discussed the recommendations presented at the Third Quarter COA Meeting by the fines committee and voted to approve the fines as recommend by the committee. Ben stated that a copy of the recommendations from the Fines Committee will be shared with the owners and residents. The Board stated that residents who violate the Community Policies will receive one warning and further violations will result in a fine(s). Owners will be notified if their tenant receives a warning and/or fine. It was stated that the owner is responsible for all fines not paid by the tenant.

The Board decided to continue accepting bids for Pest Control. This would include services both inside and outside. It was stated that getting a bid for all 204 units with one company would reduce costs and each owner would be responsible for their share of the bill.

Ben reminded all owners that the Board had voted to impose an investor's fee at the First Quarter Meeting. An extension was approved and all investors must pay their fees by February 14.

The Board voted that all owners/investors who choose to rent their units must provide the COA with a \$100 deposit to cover the cost of infractions by their tenants. An investor must provide the COA with a \$100 deposit per unit up to a maximum of \$500. For example, if you own 1-4 units you pay a \$100 per unit but, if you own 5 or more units your maximum deposit is \$500. This has become necessary as renters are fined and the fines go unpaid by the renter or owner. Requiring a deposit will force the owners to take responsibility for their tenants and ensure that they follow the community rules. If a renter receives a fine and fails to pay, the fine will be deducted from the owner's deposit. The owner will then be responsible for paying the additional monies to bring the deposit back to the required amount. This deposit will be returned to the owner minus fines, should the owner decide to sell his/her unit(s). The deposit is due to the COA no later than June 30, 2013.

The Board discussed the remaining Satellite Dishes that have not been removed and moved to follow up the COA's Attorney for further action.

The Board addressed the ongoing problem with many of our residents refusing to properly dispose of their trash. A suggestion was made to explore the option of adding a dumpster to the front of the property near the maintenance shop.

The Board discussed that our reserves are at a deficit and that we need to consider funding our reserves for painting, paving, roofing and other major repairs in the near future.

Ben stated that he and Nruti would take on the staff recognitions for 2013.

Open Form Comments:

Owners had open discussion through the meeting.

The meeting was adjourned at 8:30 PM.