



## Annual Meeting Minutes for December 15, 2011 at 7pm

Meeting was called to order at 7:12 pm

### **Board Members Present:**

Tonia Bascom  
Robert (Bob) Rainsberger  
Armando Rodriguez  
Gus Gil  
James Cottle

### **Condo Owners Present:**

See attached sign in sheet

### **Staff Present:**

Heather Dady – COA Property Manager

Election Committee appointed by current COA President, Tonia Bascom - Heather Dady, Alex Medina & Dan Pilka, Association Attorney.

All ballots received were verified for eligibility, opened, and tabulated by all three committee members. Dan Pilka 2012's Board of Directors described each position according to our condo docs:

Frank Demery - Board at Large (unanimous)  
Gus Gil – Secretary: (unanimous)  
James Cottle – President (unanimous)  
James McPeak - Vice President (unanimous)  
Robert Rainsberger - Treasurer (unanimous)

The new Board took charge of the remainder of the meeting.

Minutes from previous meeting held on July 26, 2011 – presented by Bob Rainsberger  
Motion by James Cottle voted on, passed and approved

**Treasurer's Report:** presented by Gus (report attached)

Motion by James Cottle voted, passed and approved with corrections for December 2011

James presented the proposed budget with a 5% increase and commended Tonia for the job she has done.

1 bedroom - \$144.53  
2 bedroom - \$198.16  
3 bedroom - \$259.17

Motion by Gus, seconded by Bob. Voted on passed and approved.

**Old Business:**

- Gate issues updated and presented by Bob who recommended by Nate the Gate. He has suggested using a magnetic lock which will prevent pedestrians from pushing open the gate and prevent people from using their vehicle to push the gate open as it will cause damage. The motion was made and passed to table any decision until additional long -range security cameras are installed.
- Staff Recognitions: Presented by Tonia. requests that the staff be given for Honey Baked Ham gift cards and a luncheon. Unanimously approved.

**Open forum led by James Cottle:**

Brenda questioned Community Events expenses of \$2000. It was explained that the amount was a projection and unused funds will be allocated to another account within the budget.

Armando questioned repairs to the patio and perimeter fence, repainting front doors, and legality of the contingency fund. It was explained that all fencing is being repaired as best as possible. The perimeter fence will cost more money than the association has in its budget. James Cottle explained there's a proposal on Heather's desk to have front doors repainted. Dan Pilka explained that the contingency fund is a state mandated account and has to be funded as the Association can.

Meeting was adjourned at 8:21 pm