

Annual Meeting Minutes for December 9, 2015

The meeting was called to order at 6:09pm.
Bascom provided the proof of mailing notice.

Board Members present:

Ben Brown – President (Conference Call)
Bruno Pittini – Vice President

Absent:

Nruti Brown – Secretary
James McPeak

Condo owners present:

Sign in sheet on file in the COA Office

Staff present:

Tonia Bascom
Aisha Corporan

Bascom read the minutes from the Second Quarter Meeting and the minutes were approved as read by both B. Brown and B. Pittini.

Brown asked Bascom to take charge of the Election of Officers for the 2016 Board – The 2016 Slate for Board Members are Ben Brown and Bruno Pittini. The new Board was presented and three additional owners will be appointed at the first quarter meeting in 2016 to fill the 3 remaining positions.

Old Business:

Haskell Pest Control Tenting Update – Buildings 9, 10, 11, and 12 were tented in November 2015. Next, the back-laundry room and the maintenance shop will be tented December 21- 23. Bascom shared the residents will need to use the front laundry room from December 18 to December 28. Buildings 4, 5, 6, 15 and 16 will be tented in February 2016. A. Medina, owner of 2 – 622, asked when the letters notifying the owners and residents be mailed. Bascom shared that the owners in these buildings were notified by U.S. mail on December 1, 2015 and that the residents were notified on December 7, 2015. Buildings 2,3,7 and 18 will be tented in March 2016. Bascom shared that the owners in these buildings will be notified later this month and the residents will be notified a week later.

Fence Update - Bascom shared that the fence located at the south side of the property has been replaced up to building 7.

Power Electric – Bascom shared that Power Electric hopes to start their work on adding lighting to areas that have been previously designated the week of December 14, 2015. This will take several weeks to complete.

Long Term Capital Planning – Brown stated that the new investor pays his assessments on time which has helped the overall budget/cash flow. However, he wants all owners to keep in mind that the association will have to make some hard decisions as a result of upcoming major expenses for maintenance of the roofs, paving, painting, lighting and landscaping. The Association does not have the funds in the reserves to cover these repairs if they were needed today. Brown stated that he does not want to do a special assessment but owners should not be surprised if there is an increase to the monthly assessments.

New Business

Funding the Reserves- It was shared that based on the projected 2016 budget, we will add \$2,940.00 per month to our reserve account totaling \$35,280.00 for the year.

Vote on proposed 2016 Budget and Association Dues - Brown stated that the 2016 Budget shows an increase in the association dues, but we can save money by removing the 8yd container located at the front of the property. He shared that the dumpster has been abused by ¾ of residents and costs the association more money. He added that the overfilled dumpster results in an additional waste management charge to the association. He added that the waste management staff have to pick up the trash that has been stacked outside of the dumpster before they can dump the 8-yard dumpster. Brown said that we would like to explore the option of adding a smaller compactor at the front of the property if it is cost effective.

Ben stated that due to inflation there should be a yearly increase in assessments. He shared that the Association's costs increase every year (i.e pool services, health care, insurance and salaries). Brown suggested a moderate increase in the assessments as opposed to what is suggested in the projected budget. The increase will be as follows:

2016 Assessments

1 Bedroom	\$173.28
2 Bedrooms	\$236.86
3 Bedrooms	\$310.42

Brown shared that this is half of the proposed increase at a savings of 50% per unit which will allow the Association to pace with inflation, miscellaneous expenses and fund the reserves. The new rate will take effect February 1, 2016. The amended Budget was **APPROVED** by Ben Brown and Bruno Pittini and a copy of the amended 2016 Budget and coupons are enclosed in this mailing.

Owner's Request for changes at 212 Berry Tree Place –

Windows – The owner requested permission to change the windows.

Screen in Balcony – Owner requested permission to add a screen to the balcony.

The windows were **APPROVED**. The Board stated that style/color (white) previously approved must be used and that the windows must be installed by a licensed contractor only. Bascom

shared that she has given the owner a picture of the approved windows. The screen was **APPROVED**. The Board stated that the screen construction must be completed by a licensed contractor only the traditional screen color may be used.

Brown opened the floor for comments from other owners.

M. Guirola, 19-220, asked if the 9 – 212 was on the first or second floor. She suggested the board consider screening all balcony units on the first floor for security. Several owners replied that screening in a balcony should not be considered security since the screens could be cut.

R. Cortner, AMMU's representative, asked if the current screens were installed by a licensed contractor or owners. He added that if the screens were installed by a licensed contractor it would be simple to provide the unit owner the contractor's contact information. Cortner stated that providing this information will ensure uniformity. Also, the contractor will assume liability for the work and safety of the job.

Brown stated that the Association will consider adding an addendum to the Condo Docs for the windows and the screens. Brown asked if the approved windows could be provided to the owner of 212 Berry Tree Place.

Staff Recognitions – Brown stated that in previous years the staff received a \$35 gift card from Honey Baked Ham from the association. He motioned to do the same again for 2015. The motion was APPROVED.

Open Forum – R. Cortner thanked the association and owners for their patience during the renovations of AMMU's units and will be complete but no later than December 31. He stated that once the work is completed they will pressure wash and clean all areas that they worked in. Bascom said the construction staff has been very professional and that it has been a pleasure to work with them. Brown stated that renovating can be messy and commended AMMU for a job well done.

Brown restated that he wants owners to know that while we have been able to delay on some repairs, the Association may face some major repair costs. He stated that we'd had a plan for the downward turn in the mortgage market (2006 – 2007), our reserves would have been funded. Because of the mortgage foreclosures, the association has lost approximately 1 to 1½ million dollars from the reserves. The bottom line is that he does not want owners to be surprised.

MERRY CHRISTMAS!

The meeting was adjourned at 7:08pm