

Meeting Notes 11/21/19

Guest Speaker: Alan Sisco spoke on the KWA survey. All roofs were inspected along with fences, sidewalks/asphalt, and siding.. Discussed roofs are nearing the end of useful life and some siding showing signs of leaking. The roofs were quantified from “complete replacement” needed to in” good condition”. Also, listed a priority order of work required:

- 1st Roofs
- 2nd Siding
- 3rd Asphalt/sidewalks
- 4th Fencing

Specifications to be prepared and sent out for quote to contractors, bids are needed to proceed to next step.

Alan answered many questions from membership

Annual Membership Meeting:

Called to Order 7:00 PM

In attendance: Pam, Debi, Deann, Galia

Absent: Margaret

1. Quorum met
 - a. 64 proxies received
 - b. Vote:
 - i. Partial Funding of Reserves: 60 votes Yes, 2 votes No.
 - ii. Waive Review Requirement: 58 votes Yes, 3 votes No.
 - iii. Rollover 2019 Surplus: 53 votes Yes, 0 votes No.
 - iv. Use of Reserve for disaster/catastrophe: 62 votes Yes, 2 votes No.
2. Election Results
 - a. Galia elected for 2 year term
 - b. Tina elected for 2 year term
3. Directors Report
 - a. Debi thanked all for attending and for getting their proxies returned so promptly, it was greatly appreciated by the Board. Debi also encouraged all to come to the bi-monthly (every other month) meetings.
4. Committee Reports
 - a. Upkeep and Maintenance: Roseanne is in the process of organizing the committee and the first meeting will be held in January 2020. Roseanne is the point of contact with US Lawns and has established a rapport with the

company. She stressed that community involvement is necessary for her committee to attain its goals,

5. Member Comments

- a. Questions on the KWA survey and the cost of the entire process.
- b. Will each unit be advised of the work to be done specifically to that unit?
- c. Who is responsible for what when roof leaks, to both the unit's interior and exterior?
- d. Question on delinquencies and how they affect the budget.
- e. Would like a more timely response from Kerry on emails sent to him (units 94 & 95). Members usually receive prompt replies was commented by other members of the community.
- f. Comment by Kerry that unit residents should report any signs of damage, although thought of as minor (for example; a small leak), promptly before it grows in to an even larger issue.
- g. Unit 12's gutter is falling down and causing the wood to rot which will, in time, affect neighboring units. Kerry commented that the Board should consider making gutters and downspouts an association responsibility to prevent neglect of these gutters causing structural damage to adjoining units. Board to consider at future meeting.

Next annual membership meeting scheduled for 11/19/2020

Annual Membership Meeting adjourned 7:32 PM

Motions:

1. To accept 11/15/18 minutes as written. Sue Vilardi, 2nd Bob (?) – all yes

Board Organizational Meeting 11/15/2019:

Called to order 7:37 PM

In attendance: Margaret, Tina, Debi, Deann, Galia

Absent: None

Special Business:

1. Assignment of Officers
 1. Margaret Reid, President
 2. Debi Anderson, Vice President
 3. Galia Tzolovia, Secretary
 4. Deann Michaels, Treasurer
 5. Tina Pehringer, Director
2. Operating Budget was accepted.
3. Unit Repairs: Three quotes for roofing repairs received. Discussed the extensive repairs needed now that the replacement of all roofs is in process but the units in question cannot be delayed.
4. Discussed and agreed to proceed with the next step with KWA's proposal.
5. Discussed the sprinkler quote for \$8,800 and what if any guarantee/warranty will be offered. Kerry recommended a conditional approval.

Next meeting 1/16/2020

Adjourned: 8:16 PM

Motions:

1. To accept Margaret Reid as President and Debi Anderson as Vice President. Margaret, 2nd Deann – all yes
2. To accept Deann Michaels as Treasurer, Galia Tzolovia as Secretary, Tina Pehringer as Director. Margaret, 2nd Debi – all yes
3. Accept Operating Budget of 2020. Debi, 2nd Galia – all yes
4. Approve three units (#'s 72, 15, 73) roof repairs. Debi, 2nd Margaret – all yes
5. To submit Unit #32 for foreclosure proceedings. Debi, 2nd Margaret – all yes
6. Approve KWA to proceed with the next step in the process, to make up the specification proposal to distribute to vendors and receive bids. Debi, 2nd Margaret – all yes
7. To conditionally approve rewiring of the sprinkler system dependent upon the warranty/guarantee is acceptable for \$8,800.