

Vance Townhomes Condo Association

ANNUAL MEETING

April 19, 2017

(Recorded by Hufford & Co., Inc.)

The meeting was called to order at 6:35 pm.

A quorum of 25%, as per the Declarations, was established. Four units were represented.

Minutes:

March 17, 2016 Annual Meeting Minutes were read & approved.

Financial Report:

Hufford & Co., Inc. reviewed the Annual Year End Financial Report for 2016.
The 2017 Annual Budget was discussed and approved.

Election of Board of Directors:

The following members were elected for the new Board of Directors and offices to be held. Andy Swenson sent an email that he would not be running another year for the Board.

Neil McGinley - Treasurer

Karl Mathews - Secretary

Lois Tate - President

Owner's Concerns:

With the need to increase the reserve account it was voted to increase the monthly dues by \$10 a month per unit, effective June 1, 2017.

Katie Brallier will be using a proxy to represent Cody Jones, #1397, when he is absent.

The trash company is still not putting the lid down on the trash bin at the north side. This is after complaints for 1 year. If they cannot make the correction, a new company will have to be found.

The assisted living center, next door, has been fixing some of the slates on the back fence.

Need to speak to #1389 regarding the lattice on top of his fence. He needs to remove it or he will be responsible for fence damage. When the wind blows, it sticks out in the driveway.

At present, there have been no more homeless problems.

The door to the south laundry needs to be secured. Possible a new frame.

Lois is going to see if she can get someone to clean up the laundry rooms on a set schedule.

It was discussed getting a bid to mud jack at the back of the property. There is a trip hazard where the concrete has settled/lifted.

It was noticed the residents are not parking correctly in their spaces, which is blocking part of the drives in case of fire or emergency vehicles.

With no further business, the meeting was adjourned. The next meeting will be Wednesday, June 21, 2017, 10:00 a.m.