

First & Harlan Carriage Home Condominium Association
ANNUAL MEETING

March 15, 2017

(Recorded by Hufford & Co., Inc.)

President Gordon Corn called the meeting to order at 6:30 pm.

The required quorum of seven was established with 14 units represented, 13 present and 1 proxy.

All present introduced themselves.

Minutes:

Last year's Annual Meeting minutes for May 9, 2016 were approved.

Financials:

The Annual Financial Report for Dec. 31, 2016 was reviewed and corrected a typo error.

After reviewing, it was voted to accept the 2017 Budget. The budget had been mailed earlier to all owners along with the meeting notice.

Election of Board:

The motion was made and unanimously approved for the new Board to be Gordon Corn, Julia Martin and Dwight Patrick.

Al Zioba has sold his unit and will be stepping down from the Board. Al's service on the Board has been appreciated. Betty Dalton also will no longer serve, due to conflicts with meeting dates and times.

Officers will be elected at the next Board meeting to immediately follow.

Business/Owners Concerns

Gordon expressed thanks to Al, Julia and Betty for all the work they contributed to the Association and appreciation for Hufford & Co., Inc.

The water bill was one of the biggest expenses, especially the first couple of weeks when the sprinkler system was turned on. We will be observant to be sure there are not any leaks. It is anticipated it will be a hot summer causing more water usage.

It has been noted the trash pick-up has been late in the afternoon, around 4:00 pm. By this time, the trucks are full and heavy, leaving tracks on the concrete. If this continues, Hufford & Co., Inc. will speak with Waste Management.

Please notify Hufford & Co., Inc. if anyone notices missing shingles after strong winds. This will help extend the life of the roofs.

With no further business, the meeting adjourned at 7:25 p.m. The Board will have a brief meeting immediately following.