

Annual Meeting September 27, 2016

Called to order at 7:00 pm

Introductions

Treasurer announced no increase in condo fees

Gary Zimmerman talked about the 2016 projects, upcoming 2017 projects and a pool update.

Pool Update – Deb Warrington decided last spring not to volunteer at the pool this year. Gary thanked Deb for all her volunteer time over the years. We had 1,787 people sign in at the pool.

Community update:

Mark DeSorbo and Gary Zimmerman talked about the call process.

Chapman Place doesn't have 7X24 coverage. All issues/concerns should go to the office via email, in person or by phone. No phone calls should go to anyone's cell phone day, nights or weekends. There is a process in place to make sure the issues/concerns get routed to appropriate person.

Mark DeSorbo and Gary Zimmerman talked about fines/fees & violations

Parking has been an issue with every board and will continue to be in the future. The community really needs to be a part of this process and identify issues when they arise. All calls to the office remain anonymous. The board is not the police in these matters they are the court system. There can be a lot of time effort that goes into parking issues. Currently Archer Security patrols the complex 4-5 times a week, they are to log every license plate that is in visitors parking and to put a ticket on every car that does not have a visitors tag. The log of license plates goes to the Archer office where they run each plate to see if it is registered to Chapman Place, if it is it will be noted on the report. Every 2 weeks this report is sent to the Chapman Place office where Maryann logs the report into a spreadsheet. Anyone listed as a resident at Chapman Place that is on the report will then get a violation. If they have had 3 violations over the course of 2 year they will also receive a \$25 fine.

Gary Zimmerman talked about the Landscape Resolution

The exclusive use area is the responsibility of the unit owner to maintain. Some people maintain it, some alter it and some do nothing. There is a standard in these area (excluding walkouts and end units) which is bark mulch and 1 or 2 small bushes. Every year we prune/trim all the bushes and trees around the complex, every other year we will put down a layer of bark mulch. Anyone that has altered the exclusive use area beyond the standard should have a landscape resolution on file, anyone wishing to alter the area should fill out the resolution form (attach diagrams or pictures to help show what you want to do) and submit it to the office for approval. The issue that has been happening is people make major changes and then they move or can't keep it up anymore then Chapman has to take it on. Now new owners need to accept the maintenance of the area or the current owner will be financially responsible to get the area back to the standard.

The president announced quorum was met moved to nominate the slate of candidates - second by unit 89. Congratulated the returning trustees – Sharon Quinn and Harry Shattuck and the new trustee Jim Smith.

One thing that was not mentioned at the meeting is voting did not have to be tallied because one of the candidates was no longer running. This meant that 3 people, 3 positions open no need to tally the votes, we are sorry that this was not mentioned before the candidates were announced. (39 units signed in, 58 units sent in proxies)

Questions & Answers:

- **Question:** unit 113 - Anything being done about the landscaper, seems the quality has been going downhill. Many other unit owners expressed the same concern 111,189, 6, 123, 6.
- **Question:** unit 6 can we get out of the contract?
 - **Answer:** Yes
- **Question:** unit 195 why did the landscape contract budget line item go up 5K?
 - **Answer:** The reason this line item increased is every other year we put bark mulch in the backs of the units.
- **Question:** unit 164 – can we create a survey to get input?
 - **Answer:** correction to part of the answer given that night – it was stated we did lots of survey's with not much response, what should have been said is there are things that are sent to the community many, return proxies, special meetings, fire alarm testing acknowledgement, etc and there isn't much of a response. The board will take this into consideration in the future.

Winners of the door prizes: \$25 gift card unit 153, 74, 125

Meeting adjourned 7:44