

## JULY 16, 2016 ANNUAL MEETING MINUTES

Board members present: Mark Deasaro, Marlene Rockwell, Clyde Dills, Carol Robinson, John Ferguson, Jorgene Barton

Attending is Property Manager: Renée Castiglione

President Mark Deasaro called the meeting to order at 10:03am

Mark thanked all attendees for attending the meeting.

Attendees included: Jorge Varona, George Hall, Richard Loerky, and Cecile Esko

Leslie and Richard Mayeron, Joan and Paul Maciog, Jeanette Greene, Bill and Becky Laughlin, Glenn Cochrane, Bryan Martin, Frank Jenkins, Andrzej and Maragrite Kraska, Norman and Jeanene McColl

The Board was asked to introduce themselves. Each member introduced themselves and stated how long they've owned at Holiday Beech Villas.

There is a quorum with 26 proxy's and 19 owners attending.

Mark asked for the approval of minutes from the July 18, 2015 Annual Meeting:

Moved by Kay Dills 2<sup>nd</sup> Bryan Martin A vote was taken. The motion passed.

Clyde Dills, Treasurer discussed the budget:

- He explained that because of the major winter water claim in a unit from 2014 our insurance increased over 20%. Because no claim was made in 2015, our insurance went down 13.8%.
- Clyde told owners that our financial position is the best that's it's been in years with over \$20K in the checking account, \$10K in the Reserve Account and almost \$43K in the Special Assessment account
- Clyde said that the budget remained the same as the previous year, with the exception of the General Maintenance line item increasing to \$42K and the Reserve Fund decrease to \$18K.
- Renée explained to owners that we owe \$57K on our K building loan, which is due January 2018. Expounding on Clyde's comments of having \$42K in the Special Assessment account that we will be able to pay off that loan in September 2016. Also stating that because of the money left over from the previous assessment, we were able to not use \$19K from the loan for the K building, saving owners money.

Mark asked for a motion to accept the 2016 - 2017 Budget

Moved by Joan Maciog 2<sup>nd</sup> Frank Jenkins A vote was taken. The motion passed.

Mark asked Renée to discuss General Maintenance:

- Renée said that she would not go over item by item as members would be able to read what was going on. She did touch on a couple items that were not on the list:
  - A week prior to the meeting, at the K building a water pipe coming from the main line became detached from the going to a unit. We were lucky that George's painter saw water coming down from the top of the back foundation . . . on the outside of the foundation. He turned off the main line, George was able to attach the pipes, and purchased clamps for all the pipes at the K building so this would not happen again.
- Renée was asked how often we check units. She said that during the warm months we don't check them at all. But during the winter months, when it's more likely to have broken pipes, we check them at least on a weekly basis, but if we get severe cold temperatures, 15 degrees or lower, we'll check units every day the temperatures are like that. Renée explained that she did get a few phone calls regarding high heating bills. The problem is we put the heat up around 55 or 60, but because not all thermostats register the same heat we have to err on the side of caution to make sure that the heat is on in all units. The biggest problem with frozen pipes is lack of heat, so must make sure that heat is higher. Renée advised homeowners that if you know that your thermostat isn't accurate to let Renée know and we will make adjustments during the winter.

- Renée expanded on the item of the natural spring at the H building explaining the damage that the spring has deteriorated the foundation. We fixed that about 7 years. The spring is doing the same thing now. George has dug the area deeper and rerouted the spring flow. If this doesn't work, we will have to get a sub-pump to pump the water elsewhere.
- Renée also explained about the natural spring at the ABC buildings parking area and that there is always water on that parking area, which becomes extremely icy and dangerous during the winter. George will place a grate where the spring is and redirect the water to the creek next to the A building.

Questions asked by homeowners.

- Can we get a 5-year plan of projects that need to be done? Yes, Renée will work on that and present to the Board and Homeowners.
- As the renovations of buildings get done, shouldn't the dues go down since the buildings won't need as much maintenance? Since it will be many years for all the buildings to be renovated, there is still maintenance that needs to be completed on remaining buildings. But, 10 or 12 years from now, and the buildings are completed; there should be less maintenance on the buildings. One homeowner suggested that with inflation, the dues probably wouldn't go down.

Mark asked for a motion to accept the Maintenance Report

Moved by Joan Maciog 2<sup>nd</sup> Norman McColl. A vote was taken. The motion passed.

Under New Business:

- Breaker Panel Inspection Update:  
Renée indicated that buildings A, B, C, D and E have been inspected. Repairs have been made at A building. On July 26<sup>th</sup> F building will be inspected and repairs will begin at K244, the B units that need repair, and possibly the C building. Repairs at the E building will have to wait until the next time electrician can come up to HBV. Because items have been found, it re-enforces the fact that this was the right thing to do.
- DirecTV vs. Skybest TV:  
Renée stated that although the DirecTV was so much better than the previous television programming that HBV had with Charter Cable, it continues to cost money in repairs.

Although the DirecTV contract with our leasing agent is not due until February 2018, Renée has contacted Skybest regarding their TV system. Although the discussion is in the early stages, Skybest felt that they could meet our demands with DVRs, at a competitive price. This price MAY include wi-fi for each unit

One homeowner said that Renée should not be making these decisions for the Association. It was explained that Renée is doing the footwork to present to the Board and the Owners at the next Annual meeting for the ownership to make a decision

- F Building Renovation  
We will try to get 3 bids for the F building in September. We will ask for bids to the complete building, and because the F building lends itself to this; for each half of the building. Depending on the price, and how long the bank will let us have the loan, we may have to do ½ of the building first, pay off the loan; and then finish the 2<sup>nd</sup> half of the building to keep monthly assessment payments as low as possible.

The Flooring Policy was presented:

- The reason for the policy is to ensure quality of life for residents that have units above them. This policy will help as a sound barrier when putting down new flooring.
- Question asked: did it apply to flooring already down? Mark stated that they would not be able to enforce the policy to floors already installed. That the policy is from this point going forward.

Marked ask for a motion to accept the Flooring Policy

Moved by Clyde Dills 2<sup>nd</sup> Cecile Esko A vote was taken. 1 opposed. The motion passed.

The Breaker Panel Inspection was presented:

Since it was discussed previously, Mark asked for a motion to accept the Breaker Panel Inspection

Moved by Marlene Rockwell 2<sup>nd</sup> Kay Dills A vote was taken. The motion passed.

The Tree Ordinance was presented:

- Renée briefly explained the reason we were making revisions to the already accepted policy. She explained that 3 trees were cut down behind the K building, and the Board wanted to make revisions to further prevent something like this from happening again.
- Ownership made additional revisions.

Mark asked for a motion to make additional revisions and bring back to the ownership

Moved by Richard Loerky 2<sup>nd</sup> Paul Maciog A vote was taken. The motion passed.

Old Business:

- B204  
Renée explained that the owner of this unit died in June 2014. At that time the unit was delinquent in fees, and no dues have been paid since his passing by his brother, being the sole living relative. Approximately \$10,000 is owed on this unit that the Association will never see.

Mark stated that he went to the bank, Fifth/Thirds, and was told that the unit is still in the "Estate of Jim Cary" and although no mortgage payments have been paid, is not being foreclosed on.

Renée stated that we could try to either purchase the unit from the brother, or foreclose on it, with the end result of getting it on the market and have someone purchase it that will start paying current dues. Renée said that the bank would give us a loan to purchase, or foreclose and pay the bank what it owed.

John Ferguson stated that we could do a forced foreclosure, which would basically force the bank to foreclose on the unit, and HBV would not have to pay the outstanding mortgage.

The Board, and ownership, stated that this would be a legal question for our attorney. Renée stated she would ask the attorney about this and get back to the Board.

- Election for New Board Members:  
Since there were 3 openings on the Board, and 3 people running for those openings, Mark asked the ownership if they would like to do a referendum vote, basically voting for all 3 candidates at once.

Marked asked for a motion to accept all three candidates for the three positions open

Moved by Richard Loerky 2<sup>nd</sup> Kay Dills A vote was taken. The motion passed.

3 positions filled:

Carol Robinson

John Ferguson

Richard Mayeron

Meeting Adjourned at 12:00pm