

Chamberlain Square Condo Association
Annual Meeting
6:30 PM October 21, 2014
Westport Baptist Church

Carolyn Roberts called meeting to order at 6:35.

In attendance were Russell Quick, Carolyn Roberts, Kristie Wallace, Marie Greenwell, Mark Abelow (proxy for Josh Abelow), Janet Schroeder, Sandy Selby, and renter from 3811-A. Proxy votes for 13 units were given, 12 to Carolyn and 1 to Marie. Quorum was reached with 20 votes present.

Discussion of budget:

When the board took over the association was over \$4000 in debt. We have been paying down the debt, still owing \$1800. We currently have no reserve and the deductible for our insurance is \$2500. We need to have a review, which is estimated to cost \$1500. State law requires a reserve of 10% put aside each month, which is included in the proposed budget for next year.

Two owners are behind in homeowner fees, totaling \$440. Total outstanding dues for September are \$110. The board and Russell have lowered expenses in waste management and insurance since previous management. The board had decided to raise HOA fees by \$20 a unit starting January 2015, following the presented budget.

Old Business:

Repairs of doors: Parts are out of manufacture. Dale is looking into new doors and/or finding parts.

Pest Control: Only one unit has issues, owners will treat their own unit.

New Business:

Pets- People are not cleaning up after their dogs. A fee was discussed and agreed upon. Russell's next letter will include a \$50 fee for not cleaning up after dog.

Elections of officers:

Eleanor Block was elected to a 2 year term as a new officer.

Carolyn Roberts and Kristie Wallace have 1 more year on their terms.

Meeting was adjourned.