

**French Ridge Condo Association  
Annual meeting  
July 16th, 2011  
Salt Creek Upstairs meeting room**

President Dan Farley called the meeting to order at 11:15am with the following Board of Directors members present: Dale Reaves, Larry Tolar, Dan Farley, Mike Jocelyn, Leon Schlabach and Kathy Higginbotham with Brandon Jocelyn representing Alpine Meadows.

**Verification of Quorum:**

President Dan Farley declared that there was a quorum for the Annual meeting.

**Approval of the Minutes:**

The 2010 annual meeting minutes were distributed in the Annual meeting packet given to everyone on the way into the Salt Creek Upstairs meeting room. Pat McKenna made a motion from the floor that the Annual meeting minutes be approved and Ken Crosier seconded the motion. The minutes were then approved unanimously.

**Treasurer's report:**

Treasurer's report was given by Mike Jocelyn due to the Treasurer, Bob Carruthers not being present because of ill health. Mike stated that the budget was in the Annual meeting packet but the highlight was it was a balanced budget for the 2011 fiscal year. Mike stated the remodels were all finished and completed under budget but we did have additional cost overruns for the extra surprise work found due to poor original construction. Mike also mentioned the foreclosures currently taking place on very delinquent owners but that process will not wrap up until at least September. He stated that the reason for doing the foreclosures now is that a law was recently passed that allowed HOAs to foreclose on many unit weeks at once rather than individually which reduced the cost from about \$2000 each to about \$750 for each unit week. Mike also stated that once the foreclosure process was complete there would be another auction much like the last auction for the unit weeks made available from the completed foreclosures.

**Property Management report:**

Brandon Jocelyn gave the property management report next and restated that the remodels were all finished and completed under budget but we did have additional cost overruns for the extra surprise work found due to poor original construction. He then went on to state that going forward he would like to address the three major compliant areas he hears about most. Those three were issues with the blinds, no wifi and issues with the windows. The blinds and the windows are being replaced only on an as needed basis but his recommendation is for us to try to put more money in the budget for these items so they could be replaced more quickly and reduce owner complaints about them. He also stated he thought we should have wifi but understood that this is another place where budget is an issue.

**Old Business:****New Website:**

Dan Farley introduced Kathy Higginbotham to answer any questions about the new website but there were none. She has created a Google website at [FrenchRidgeHOA.com](http://FrenchRidgeHOA.com) for the French Ridge owners so please check it out as it contains great information and several links to other useful information. Also the owners were reminded that starting next newsletter the 'For Sale' by owner weeks will only be advertised on the website and no longer in the newsletter. Dan Farley also reminded everyone that he has a link on the website to his email address at [DFarley413@comcast.com](mailto:DFarley413@comcast.com) and he will reply to any owner that would like to have an issue addressed.

**Wifi:**

Kathy Higginbotham has taken on the task of pursuing how to find the most inexpensive way to get wifi given our original idea of using the Verizon internet access cards did not pan out. This is a high complaint issue for many owners but it is difficult to find money in our already tight budget for wifi because of the high cost of ComCast. Kathy and the board are looking for alternatives to ComCast as we think they are too expensive but have not found many alternatives so therefore have not determined a direction yet so we still have only the very limited wifi from the Internet Café at this time.

**New Business:****Election of Directors:**

Dan Farley explained that there are two current board members that are running for reelection, Dale Reeves and Mike Jocelyn, but that Larry Tolar had expressed that he was not interested in running for reelection and would be leaving the board this year. Larry Tolar has been involved with French Ridge since the beginning and even served as board president for several years in the past so he was given a round of applause and thanked for all the time he has spent working on the board over the years. Dan then asked for any nominations from the floor and did not receive any. So we started to proceed with the election but after some discussion it was determined that a vote did not need to take place if there were two seats up for election and two people running as a simple motion of acclamation could replace the vote. So a motion was made by Elsie Stromstad to forgo the vote and accept by acclamation the two people up for reelection with that motion seconded by Pat McKenna. A vote was called and the floor then unanimously approved the motion so the two board members, Dale Reeves and Mike Jocelyn, were reelected as board members for the standard three year terms ending in 2014.

**Free week Drawing:**

Mike Blimling won the free week of bonus time.

**Adjournment:**

There being no further business the meeting was adjourned.

**Thanks:**

We wish to thank the following people in no specific order:

The Alpine Meadow's staff for handling the meeting facilities and a great meal

All board members who attended

All owners who attended

Salt Creek Steakhouse for providing a great meal