

Elk Run Townhouse Owner's Association Annual Meeting

August 5, 2017
Continental Country Club
Continental Room
9 a.m.

Board Members Present: Mary Wurbel, Joyce Boatsman, Bob Harrington, Rodney Holmes, Vicki Steadman, Terry Makinster

Homeowners present: Carol Ayraud, Thomas Barberic, James Boatsman, Brian Bradley, Rosemarie Bradley, Eunice Bromberg, Nancy Petersen, Carol & Bob Edmonds, Larry & Marna Fenicle, Richard Goodman, Andrew Gould, Gayle Harris, William Heller, Cherie Hollett, Helen Hopkins, Janet & Larry Jarchow, Virginia Kelley, Jerry Schulte, Betty & Deborah Shepard, Barb Waddell

1) Call to Order: Mary Wurbel

Meeting was called to order at 9:15am.

2) Proof of Notice and Quorum: Introduction of Board of Directors

Proof of notice was given and a quorum was met. The Board of Directors introduced themselves.

3) Approval of 2016 Annual Meeting Minutes – minutes were approved

4) President's Report

Mary let everyone know that she had enjoyed the years as Board President. She felt that there had been many improvements in the community while she has been on the Board. Thanked Pete Atwell, Rodney Holmes, and Galen Collins for their contributions on the Board. She thanked Christine at Hoamco for the long hours and contributions to the community. Joyce also thanked Mary for how efficient her meetings are and the many times she has walked the community.

5) Association Manager's Report: Christine Fisher

Christine reported on the projects that have been completed since July of 2016. The four page report follows the minutes. Christine explained the challenges of getting bids from contractors right now. They do not want to take the time to do bids for smaller projects when they are doing big projects.

6) Treasurer's Report: Joyce Boatsman

(a) 2016 Year End Balance Sheet

(b) 2017 Year to Date Financial Statements

Joyce reported that though the balance sheet looks like there is a lot of cash but some larger invoices like painting will be coming in that will take the number down.

7) New Owners: Jerry Schulte

8) Update on Community Maintenance and Projects for 2017

9) Architectural review discussion – standardizing replacements

10) Board interpretation of CC & R's

11) Discussion of Building Projects for 2018

12) Introduction of Director Candidates

13) Announcement of Election Results and Introduction of New Board of Directors

14) Open Forum - Questions & Answers (5 minute limit)

15) Adjournment