



March 3, 2021 @ 1:00 pm

Annual Meeting via Zoom

1. **Call to Order** – President Preuett called the meeting to order at 1:05 pm. Owner Schutt reviewed how to use the Zoom platform and how questions should be placed in the chat box.
2. **Announcement of Directors** – Ann Adams (2 yrs.), Derek Cook (1 yr.), Jack Keef (1 yr.), Margarita Nieto-Parra (2 yrs.), Charles (Scott) Scoggins (1 yr.), Yvonne Sve (1 yr.), and Tommy Preuett (2 years).
3. **Determination of a quorum** – Scott Fisher from RPM reported that 60 Proxy letters were received so a quorum was established.
4. **Proof of Notice of Meeting** – President Preuett indicated that the notice of the meeting was properly sent via U.S. mail and posted at the complex in compliance with state law.
5. **Disposal of unapproved past membership meeting minutes** – A motion was made and seconded to approve the March 4, 2020 minutes. **All voting aye, motion approved.**
6. **President's or Treasurer's Report** - Keefe reviewed proposed 2021/22 fiscal budget highlights:
 - 8% increase in maintenance fees
 - Insurance cost up \$32,000 (26%)
 - landscape, lawn maintenance, tree trimming - up \$4,000, \$5,000, \$1,500 (45%)
 - water & sewer up \$7,800 (22%)
 - trash removal up \$2,200 (11%)
 - Reserves - increasing \$2,000 to build up after \$350,000 Munyan expense for concrete repairs. Also plan to defer building painting to build up reserves.

Sve reviewed other projects completed such as re-stripping, garage floor cleaning.

Fisher gave property manager report highlights:

- Fire Warning Panel - need to upgrade by 1/2022
- Awaiting proposal from Critical Systems Solutions and will get other bids.
- Renewed contract for elevator service
- filed required government forms
- renewed Flood Insurance.
- United Fire will inspect sprinkler system this week.

7. Unfinished business

8. New business

- Vote to Carry Over 2021 Surplus Funds – **Approved** 58 For, 0 Against, 2 Abstain
- Vote on Reserve Use in a Catastrophe – **Approved** 57 For, 1 Against, 2 Abstain

- Waiving Financial Reporting Requirement – **Approved** 55 For, 2 Against, 2 Abstain

10. **Adjournment** -Meeting adjourned at 1:35