

THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

A Non-Profit Corporation

MINUTES OF THE ANNUAL MEETING OF MEMBERS

May 18, 2010

1. The meeting was called to order by President Susan Murphy at 7:20 p.m. at the Spring Arbor Assisted Living Center.

Members Present: Susan Murphy, Andrea Hickman, Dorie McArthur, Pam Baker, Lindsay Goodrich, Kenneth Gibbs, Joann Przano, Paul Bradley, Heather Huff, Bill & Brenda Niswander, Bob Hamil, Ruth Murphy, and Satori Corporation.

Members by Proxy: Matt Taylor, Jan Culver, and Blair Huff

Guests: All-Pro Realty Management Agent Terri Zdanowitz

2. Attendance:

Secretary Lindsay Goodrich called roll and collected proxies.

3. Proof of Notice:

Notice of Affidavit was presented by President Susan Murphy. Notice of Affidavit of the Reminder Notice was presented by Secretary Lindsay Goodrich and was placed on file.

4. Reading and disposal of any unapproved minutes:

There were no unapproved minutes. Susan Murphy called for a Committee to approve the minutes of the May 2010 Annual Meeting.

Members Heather Huff, Joann Przano, and Blair Huff volunteered to approve the minutes by August 16th, 2010.

5. Report of the Board of Directors:

Vice President Andrea Hickman assumed the role of Chair and recognized Susan Murphy for the purpose of giving a Report of the Board of Directors. Susan Murphy presented the report to the members.

Discussion took place on the placement of salt bags and member Ruth Murphy stated the need for a replacement of a lid on the west side trash receptacle. Member Heather Huff stated the need for light bulbs replaced on the east side as they are not currently lit. Terri Zdanowitz will call Northwest Refuse to make the replacement for the trash receptacles and have the light posts checked. The board will discuss a solution for the location of salt bags during the winter months.

6. Reports of Committees:

No action taken.

7. Management Agent's Report:

The board recognized Terri Zdanowitz from All-Pro Realty for the purposes of a Management Agent's report. Report was received and placed on file. Discussion of spring power washing for the east side buildings took place. Member Heather Huff will give contact information for a possible quote.

8. Appointment of Inspectors of Elections:

Motion to appoint Joann Przano and Terri Zdanowitz as election inspectors; Motion seconded; motion carried.

9. Treasurer's Report:

Treasurer Dorie McArthur presented the budget and on behalf of the Executive Board moved to approve the budget as recommended. All were in favor. Motion carried.

10. New Business:

The chair recognized the Secretary Lindsay Goodrich for the presentation of the Board's recommendation of the Bylaws Amendment. Lindsay Goodrich read the proposed Bylaws Amendment. All were in favor. Motion carried.

11. Nominations for the Election of Board Members:

Secretary Lindsay Goodrich announced the nominees as identified before the evenings meeting with: No nominees for President; No nominees for Vice President; No nominees for Treasurer; No nominees for Secretary; For Member at Large Pam Baker.

President Susan Murphy called for nominations for President.

Paul Bradley nominated Susan Murphy for President. Susan Murphy accepted.

President Susan Murphy called for nominations for Vice President.

Bill Niswander nominated Brenda Niswander for Vice President. Brenda Niswander accepted.

President Susan Murphy called for nominations for Treasurer.

Andrea Hickman nominated herself for Treasurer.

President Susan Murphy called for nominations for Secretary.

Heather Huff nominated herself for secretary.

President Susan Murphy called for nominations for Member at Large. No nominations from the floor were made. Pam Baker remained on the ballot for Member at Large.

12. The Election:

Ruth Murphy motioned to cast a single ballot in favor of the slate of nominees. Joann Przano second. Nineteen members were in favor. Member Bob Hamel opposed. Motion passed.

13. General Discussion by Members:

Discussion regarding roof replacement took place.

14. Meeting Adjourned at 9:05 p.m.