

THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

A Non-Profit Corporation Minutes of the ANNUAL MEETING October 20, 2015

President called the meeting to order at 6:25pm.

Members present: Susan Murphy, Ken and Linda Gibbs, Rita Dorn, Phil and Paula Moore (2 votes), Don Hickman, Dennis Brooks (3 votes), Marcy Bradley and Beth Harshbarger. There were 3 proxies: Dorie McArthur, Blair Huff (via phone) and Heather Huff (via phone). Total for quorum is 14. Also present was Roger Rowlison and Terri Zdanowitz from All-Pro Property Management.

Proof of notice of mailing was submitted.

Approval of last year's meeting minutes: Beth noted a few changes to be made to the minutes. Changes will be made and then published. Motion by Don, Second by Phil to approve the 2014 meeting minutes as revised. Motion carried. The President appointed the 2015 Annual minutes review committee which is Marcy Bradley and Paula Moore.

Terri introduced Roger to the owners who joined All-Pro in July as the new Maintenance and Condominium Manager.

Presidents Report: A verbal report from the President summarized the various items that were accomplished in the community during 2015. There were no capital projects completed in 2015 but there are several that need to be done in 2016 and beyond. Discussion on how to prioritize and fund these capital projects followed later, as well as presentation of the 2016 budget.

Motion by Paula to accept the Presidents report, seconded by Don, motion carried.

Treasurer's Report: Terri distributed handouts of the financial reports as of 9/30/15 and explained them in detail. Terri also informed everyone that The Lally Group (CPA Firm) completed the 2014 audit with no items of concern. Motion by Paula, seconded by Marcy to accept the financial reports and place them on file subject to audit. Motion carried.

Election of Directors: Nominations from the floor were requested for two board member openings. Paula Moore and Marcy Bradley volunteered. Motion by Dennis to allow the secretary to enter a unanimous vote for the 2 nominees to serve on the board. Seconded by Phil. Motion carries.

Motion by Rita to destroy the ballots from the 2014 meeting, Don seconded, motion carried.