

THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

Minutes of the ANNUAL MEETING

October 21, 2014

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

Members present: Susan Murphy, Beth Harshbarger, Dennis Phillips, Doug Nowlin, Bob Hamel, Amy & Matt Taylor, Dennis Brooks (Satori), Rita Dorn, Don Hickman, Ken Gibbs, Dorie McArthur, Phil Moore and Terri Zdanowitz from All-Pro Property Management. There were 2 proxies and Dennis Brooks has 2 votes so total is 14.

Proof of notice of mailing was submitted.

Approval of last year's meeting minutes: A committee approved the minutes of October 2013 and they have been placed on file. The President appointed the 2014 Annual minutes review committee which is Rita Dorn and Amy Taylor.

Motion made by Beth Harshbarger to take the rental income from the Satori Corporation units that are in arrears to be applied to past due association dues. No Second. Motion died.

Presidents Report: A verbal report from the President summarized the various items that were accomplished in the community during 2014. In addition to maintenance projects, there was a CPA audit of the accounting records and practices completed for the 2013 accounting period. No issues were found.

There were handouts provided and a presentation of capital expenditures that are in need of being addressed in the near future and there was much discussion on funding these projects. There was also a comparison of what the monthly dues are for other Associations in the area. The 2015 budget was presented with options of various dues increases to cover projected operating costs. It was noted that Satori has agreed to pay an additional \$15/month per delinquent unit starting last month.

The executive committee made a motion to increase dues \$30 per month. No one seconded, motion died.

Motion by Dori to raise the dues \$20 per month per unit starting 1/1/15, seconded by Amy. 11 votes in favor, one abstained. Motion carried.

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

Election of Directors: Pre-meeting nominations were presented and nominations from the floor were requested for three board member openings included Doug Nowlin, Phil Moore, Susan Murphy and Ken Gibbs. After silent ballot was cast, Susan, Ken and Phil were voted to the board.

Adjourn: Meeting adjourned at 8:12pm.