

Kendal Creek Condominium Association XIII
ANNUAL MEETING MINUTES
12/13/2022 6:30 PM

I. CALL TO ORDER

- A. Don Dorsan called the meeting to order on December 13, 2022, 6:32 PM. The meeting was held at the Oak Creek Library Business Center, with members present in person or via Go to Meeting. A quorum was present.
- B. Approval of Minutes from 12/27/2022 annual meeting. Regina D moved to approve the minutes, seconded by Elaine H.

ROLL CALL

- C. Members in attendance:
✓ Larry L (Unit 7), Elaine H (Unit 10), D. Camille H (Unit 12)
- D. Members in attendance via Go to Meeting:
✓ Adam K (Unit 1), Cindy B (Unit 4), Regina D (Unit 5)
- E. Members in attendance by proxy:
✓ Marilyn C (Unit 8)
- F. Members not in attendance:
✓ Erika R (Unit 2), Ken Z (Unit 3), Lucy L (Unit 6), Randy A (Unit 9), Jarred G (Unit 11)

II. 2022 MAINTENANCE PLAN

- A. The driveway was repaired and resealed at a cost of \$24,745. A CD (Part of Association's Reserve Fund) was cashed in in order to pay for this.

III. 2023 MAINTENANCE PLAN

- A. The front condo balconies' paint is fading/peeling and need to be painted. Painting the front is estimated to cost \$2,245, and to paint all wood surfaces (front and back of building) would cost \$4,489.

The majority of members in attendance decided to table this task and look at again for 2024.

IV. FINANCIAL REPORT

- A. Balance Sheets as of 12/2/22
- | | |
|---------------|-----------|
| Total Income | \$ 24,506 |
| Total Expense | \$ 42.068 |
| Net Income | \$-17,508 |
- B. Proposed Budget 2023
- | | |
|---------------|-----------|
| Total Income | \$ 24,010 |
| Total Expense | \$ 19,531 |
| Net Income | \$ 4,479 |

Approval of Proposed Budget

Elaine H moved, seconded by Regina D that monthly Association fees be raised by \$15 to \$175/month. Motion passed.

V. NOMINATION/ELECTION OF DIRECTORS

- A. Three positions were up for reelection. Larry L, Camille H, and Adam K each nominated themselves, no other nominations.

Directors:

- 1) Elaine H, Three Year: 1/1/2021 – 12/31/2023
- 2) Marilyn C, Three Year: 1/1/2021 – 12/31/2023
- 3) Adam K, Three Year: 1/1/2023 – 12/31/2025
- 4) Larry L, Three Year: 1/1/2023 – 12/31/2025
- 5) D. Camille H, Three Year: 1/1/2023 – 12/31/2025
- 6) Regina D. Three Year: 1/1/2022 – 12/31/2024

Board Members:

President: Larry L
Vice President: Elaine H
Treasurer: Regina D
Secretary: Marilyn C

VI. NEW BUSINESS

- A. [CD renewal]
Elaine H moved, seconded by Regina D, that the Association put \$20,000 into a CD. Motion passed.

VII. ADJOURNMENT

- A. Meeting was adjourned at 7:55 PM.

APPROVED:

SECRETARY _____ **DATE** _____