

Kendal Creek Condominium Association XIII

ANNUAL MEETING MINUTES

3/24/2018 10:00 AM

I. CALL TO ORDER

- A. Dick Hashek called the meeting to order on March 24, 2018, 10:00 AM at the Oak Creek Civic Center, Tower Room.

A quorum was present.

II. ROLL CALL

- A. Members in attendance:

✓ Adam K (Unit 1), Regina D (Unit 5), Larry L (Unit 7), Pat & Marilyn C (Unit 8), Elaine H (Unit 11), Dick & Paula H (Unit 11), D. Camille H (Unit 12)

- B. Members not in attendance:

✓ Anita H (unit 2), Ken Z (Unit 3), Cindy B (Unit 4), Lucy L (Unit 6), Randy A (Unit 9)

III. APPROVAL OF MINUTES

- A. Approved 2018 meeting minutes.

IV. FINANCIAL REPORT

- A. Balance Sheets as of 12/31/17

Operating \$ \$8,512

Reserves \$ 20,224

Delinquencies \$ 0

V. UNFINISHED BUSINESS

- A. [Lawn & Landscaping]

Rick's Lawn & Landscaping LLC has provided snow plowing/shoveling services for the past two winters, and we will likely contract the company to take care of our grass cutting and landscaping for the coming season. (no action taken)

- B. [CO Detectors]

Dick reminded unit owners that CO detectors are required in each unit per state law, and smoke detectors should be tested regularly to make sure they are in good working order. (no action taken)

VI. NEW BUSINESS

- A. [Hiring a Condo Management Service]

Dick researched several condo management services, some costing up to \$1,000/month. It was decided to hire Pointe Association Management LLC at a cost of 6.5% of association dues collected (\$117/month).

Motion: Moved by Paula H that the Association hire Pointe Association Management LLC for a contracted period of two years. Seconded by Elaine H.

Motion carried (seven votes yay, one proxy vote nay).

- B. [Increase Monthly Unit Dues]

Motion: Moved by Elaine H that the Association raise monthly unit dues by \$10, to \$150/month. Seconded by Marilyn C. The increase will be effective as of June 1, 2018.

Motion carried (seven votes yay, one proxy vote nay).

- C. [Election of Officers & Board Members]

President: Dick Hasheck

Vice President: Elaine Heidtke

Treasurer: Regina Dacanay

Secretary: Marilyn Cook

Board Members: Randy Adams, Adam Kubesh, D. Camille Hampton

VII. NEXT MEETING DATE

A. The next meeting has not been scheduled. Members will be informed at a later date.

VIII. ADJOURNMENT

A. There being no further business the meeting was adjourned on 3/24/2018 11:40 AM.

APPROVED:

SECRETARY Elaine Heidtke (Vice-President) **DATE** 03/25/2018