

Kendal Creek Condominium Association XIII

ANNUAL MEETING MINUTES

12/27/2021 6:30 PM

I. CALL TO ORDER

- A. Don Dorsan called the meeting to order on December 27, 2021, 6:34 PM. This was a virtual meeting via Go to Meeting.
A quorum was present.
- B. Approval of Minutes from 12/15/2020 annual meeting. Marilyn C moved to approve the minutes, seconded by Regina D.

II. ROLL CALL

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

III. FINANCIAL REPORT

- A. Balance Sheets as of 12/15/20

Total Income	\$ \$20,792.12
Total Expense	\$ 19,811.31
Net Income	\$ 980.81
- B. Proposed Budget 2022

Total Income	\$ \$23,190
Total Expense	\$ 20,143
Net Income	\$ 3,047

Approval of Proposed Budget

Adam K motioned to approve the budget, seconded by Larry L.

IV. UNFINISHED BUSINESS

- A. [Painting front balconies]
The front condo balconies paint is fading/peeling and needs to be painted. All in attendance decided will hold off and look at again in 2023.

V. NEW BUSINESS

- A. [CD renewal]
When the CD comes up for renewal, the board will be notified and decide what should be done. Renew and/or move some into another account.
- B. [Driveway]
The driveway will need to be resealed or resealed/repared in 2022. After discussions, was decided we will look into reseat/repair. Don will get quotes.

- C. [Cameras – Association pay for cameras and monitoring around the building]
No one thought this was something the association should pay for.
- D. [Condo Dues Late Fee]
Assess a fee for late dues payment. \$20 for every late month. Marilyn C motioned to approve, seconded by Elaine H. Passed unanimously. Don will draft a resolution and inform unit owners.
- E. [Condo Dues]
Dues for 2022 will remain \$160 per month.
- F. [Election of Directors & Board Members]
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: 1/1/2020 – 12/31/2022
4) Larry L, Three Year: 1/1/2020 – 12/31/2022
5) D. Camille H, Three Year: 1/1/2020 – 12/31/2022
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. NEXT MEETING DATE

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

VII. ADJOURNMENT

- A. There being no further business the meeting was adjourned on 12/27/2021 7:25 PM.
(a) Motion by Marilyn C, seconded by Adam K

APPROVED:

SECRETARY _____ **DATE** _____