

Kendal Creek Condominium Association XIII

ANNUAL MEETING MINUTES

12/15/2020 6:30 PM

I. CALL TO ORDER

- A. Don Dorsan called the meeting to order on December 15, 2020, 6:34 PM. This was a virtual meeting via Zoom.
A quorum was present.
- B. Approval of Minutes from 12/16/2019 annual meeting. Marilyn C moved to approve the minutes, seconded by Elaine H.

II. ROLL CALL

- A. Members in attendance:
 - ✓ Cindy B (Unit 4), Regina D (Unit 5), Lucy L (Unit 6), Larry L (Unit 7), Marilyn C (Unit 8), Elaine H (Unit 10), D. Camille H (Unit 12)
- B. Members in attendance by proxy:
 - ✓ None
- C. Members not in attendance:
 - ✓ Adam K (Unit 1), Erika R (Unit 2), Ken Z (Unit 3), Randy A (Unit 9), Unit 11

III. FINANCIAL REPORT

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

Total Income	\$ \$22,479.52
Total Expense	\$ 19,042.45
Net Income	\$ 3437.47

- B. Proposed Budget 2021

Total Income	\$ \$23,105
Total Expense	\$ 20,024
Net Income	\$ 3,081
Reserve Fund Contribution	\$ 3,000

Approval of Proposed Budget

Marilyn C motioned to approve the budget, seconded by Lucy 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 not a priority and will look at in 2022.

V. NEW BUSINESS

- A. [Loose bricks on building]
Will get bids to repair, spring 2021.
- B. [Driveway]
The driveway will need to be resealed or resealed/repared in 2021. After discussions, was decided we will look into reseat/repair. Don will get quotes.
- C. [Landscaping]
Replace the dead bushes/plants in the very front of the building. All agreed.
- D. [Misc.]

Reminder: don't put garbage out the night before. With our close proximity to the woods we have had numerous instances of animals getting into them and making a mess overnight.

Going forward Don will notify all condo owners when fire alarm testing and building maintenance is going to be performed.

E. [Condo Dues]

It was decided that the dues for 2021 will increase to \$160 per month, unanimous motion carried. .

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: 1/1/2019 – 12/31/2021

Board Members:

President: Larry L (motioned by Larry L, seconded by Elaine H)

Vice President: Elaine H (motioned by Elaine H, seconded by Marilyn C)

Treasurer: Regina D (motioned by Regina D, seconded by Marilyn C)

Secretary: Marilyn C (motioned by Marilyn C, seconded by Elaine H)

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 12/15/2020 7:46 PM.
(a) Motion by Lucy L, seconded by Marilyn C

APPROVED:

SECRETARY _____ **DATE** _____