



Patterson Gardens Annual Meeting

November 19, 2016

The meeting was called to order by President Keith Williams at 1:02 pm. In attendance were Board Members Keith Williams, Faron Compton, Barb Sundermeier and Nancy Johnson; Owners Ralph and Jean O'Brien, John Phillippe, Anne Compton, Emma Sawyer, Kay Prewitt, Ellen Wells, Sandy Williams, Therese Luellen and Debbie Campbell from A Better Alternative Management. Four proxies were presented. It was determined that a quorum was present. Everyone introduced themselves.

Minutes from the 2015 annual meeting were reviewed. A motion was made by Therese Luellen to approve the minutes as read and John Phillippe seconded the motion which passed unanimously.

The 2017 Proposed Budget was discussed. There was a lot of discussion about increasing the dues. The Board would like to increase them because costs have gone up and we want to keep our reserve account built up for future roof and asphalt projects. Also, the pool building needs repairs.

We discussed the Termite Control Contracts. Keith made a motion to cancel the contracts on Buildings 1, 6, 8 and 10 and just maintain normal service. Nancy Johnson seconded and it passed.

It was decided that since we did not have 67% of the owners present for the dues increase decision that we would mail out a ballot.

Faron Compton made a motion to accept the 2017 Proposed Budget with dues at \$170.00 per month until we get the ballots returned. We will then determine what the dues will be effective January 1, 2017. Therese seconded the motion and it passed.

OLD BUSINESS:

Keith reported on the painting project. The painting is completed! We may paint the pool building and would like to re-paint Buildings 1 and 2.

Nancy walked with City Market representatives by the fence along the trench. It looks bad right now. We are trying to get them to make improvements to our side. They may fill in with river rock.

The pool will be closed from November to April. Phil is working on insulation.

NEW BUSINESS:

It was requested that ABA do "walk throughs" instead of "drive throughs" for compliance inspections. Several complaints were voiced about some units and the trash dumpster. Please be careful and don't send kids with the trash if they can't open the lid.

Please also pick up after your pets and your kids.

It was questioned if open pit fires were allowed on patios. Debbie will check with the insurance.

At this time, Keith Williams presented his letter of resignation from the Board. Many thanks were expressed to Keith for all his work for the association.

Faron nominated Therese Luellen to fill the vacancy. Nancy seconded the motion and it passed.

NEW Board of Directors:

Monty Luellen
Faron Compton
Barb Sundermeier
Nancy Johnson
Therese Luellen

It was suggested that owners call A Better Alternative Management – 683-4140 or email Debbie at debbie@abamanagement.net if you have concerns or questions instead of contacting a board member. Those are things that ABA should handle for us. Website: www.abamanagement.net

Keith Williams made a motion to adjourn. Faron Compton seconded the motion.

The meeting adjourned at 2:00 pm.

Acting Secretary
Debbie Campbell