

Cezanne Condominium Homeowners Association, Inc

Annual Meeting Minutes

November 15, 2017

Meeting began at 3:11 pm.

Introduction of the Board of Directors:

President: Brian Sledge [3 units]
Treasurer: Barb TerLouw
Secretary: Gail Gnirk
Member at large: Kelly Berg [3 units]
Member at large: Michelle Will [absent]

Members present: Rachel Baxter; 2 proxy was received [11 properties represented]

2016 Minutes were approved as written. M/S/C

Old Business:

- Discussion ensued about the status of getting a reserve study completed.
 - Gail reported a reserve study was started in 2017, but not completed.
 - It was determined that this study will hopefully be completed in the early part of 2018.
 - Based on the reserve study results, the Board will make recommendations regarding future assessments [dues and/or special assessments].
- Increasing insurance premiums are a concern.
 - HPM to get quotes from several carriers to compare costs for both HOA Liability and D&O insurance. HPM will report to the Board with results.

New Business:

- Discussion regarding HOA dues.
 - At this time there are two owners who are delinquent on their HOA dues.
 - The Board and HPM are taking measures as outlined in Cezanne Court's Collection Policy to resolve the delinquent dues.
 - Due to increasing costs and long term repairs needed on the units the Board proposed to increase the quarterly dues by 10 percent (\$45.00 per quarter) for 2018.
 - The new dues would be \$495.00 per quarter (January 1st, April 1st, July 1st & October 1st).
 - Motion was made to increase the quarterly dues by 10 percent. M/S/C
 - HPM will notify all owners of the increase.
- Discussion on landscaping.
 - The Board reported they would like to replace some shrubs and trees that died this year.

- Brian recommended replacing the shrubs with decorative stone to help decrease irrigation costs and improve the overall aesthetics. Brian stated he would speak with Peaceful Valley about the proposed changes and get prices.
- Trash service concerns were discussed.
 - Barb reported the fees for the dump have increased and the cost of trash services are expected to increase in the coming months.
 - Some members reported they were not satisfied with Waste Management's (WM) services; however, the contract with WM was automatically renewed on November 1, 2017. The HOA would have to pay a penalty to cancel their current contract.
 - It was requested HPM assist the Board in obtaining bid in July for 2019.
- Discussion about the front patio replacements.
 - Some patios are starting to breakdown as evidenced by a loss of jointing sand and broken pavers.
 - There was a discussion about eventually transitioning all of the paver patios to cement.
 - The Board stated they would try to replace two patios each year depending on financials.
- Motorcycle parking on the north side of buildings B & C
 - This parking area will be transitioned into a 'Service Vehicle Only' parking area due to limited parking
- The Board requested HPM have the roofs evaluated by licensed and insured contractors to determine if they will need to be replaced in the near future.
- Gail will put together a newsletter that will address hot topics. This will be disseminated to owners AND tenants.

Presentation of 2018 proposed budget:

- The quarterly HOA dues were increased to \$495.00 per quarter.
- The Board requested a line item be added to the budget for the front patio replacements.
- Motion to approve the 2018 Budget with the corrections stipulated above. M/S/C HPM will post the approved budget on the website.

Nomination of Board Members:

- All current Board Members agreed to remain on the Board for 2018
- The floor was open for nominations. No nominations were received.
- Motion to accept the slate of directors as presented. M/S/C

The meeting adjourned at 5:14 pm

Minutes taken by
 Hilary Schwartz
 Heritage Property Management