

# BMW Condominium Association, Inc

Annual Meeting Minutes  
December 19, 2018

Meeting minutes (with changes) were approved at the October 18, 2019 Annual Meeting.

Meeting began at 10:04 am.

Introduction of Board: Gary Goldberg (owner of Units B, C, & D)

Introduction of Heritage Property Management team:

David Caldwell--Owner and Community Association Manager  
Elizabeth Marvin--Community Association Manager  
Karen Houlihan--Bookkeeper

Members present: Gary Goldberg (units B, C, & D). Unit A not present (no proxy submitted).

Proof of Notice of meeting: Meeting notices were sent out by USPS Certified mail. Signature cards were returned by all owners or their representatives.

Determination of Quorum: 75% of units represented. Quorum achieved.

2017 Minutes were approved as written. M/S/C [Approved minutes will be posted to website.]

## Old/Unfinished Business

- The necessary common area improvement projects and repairs will be completed as funds are available.
- A new attorney was retained for the HOA as the previous attorney was non-responsive. The new attorney firm is Dufford, Waldeck, Milburn and Krohn. The HOA will be working directly with Anne Murphy and Bruce Walters with this firm.

## New Business

- Discussion on the foreclosure of Unit A.
  - Reviewed memorandum provided by attorney. The attorney's conclusion states: "I conclude that there are several clear options that BMW may take regarding its ongoing dispute with ~~Great Homes~~ GRJCT Units, LLC. We recommend that you address ~~Great Homes~~' GRJCT Units, LLC default by bringing claims for breach of contract, recovery of unpaid assessments, and foreclosure of liens in the same action. However, at this time BMW is strongly encouraged to order a title commitment for the Property, and to assess the value of the Property as it currently stands." (homeowner's identifying information redacted)
  - Discussion on what happens after the foreclosure. Consult with attorney on the process.
  - HPM will work with the attorney to request a title commitment and tax certificate
  - Attorney's fees are addressed in the current collection policy

- Additional liens may be placed for outstanding dues as well as building repairs that have been completed.
- Due to the fact that this homeowner has been in arrears for the past several years, the Board of Directors has requested an attorney's opinion regarding foreclosure on this unit. The Board of Directors has reviewed the documents and the attorney's recommendations and decided to move forward on the recommendation of the attorney to bring "claims for breach of contract, recovery of unpaid assessments, and foreclosure of liens in the same action."
- Suggestion that a new Collection Policy be drafted and put into place by the next Annual Meeting. A sample draft provided to the Board of Directors to review.

2019 Budget discussion.

- Items that were not addressed in 2018 have been budgeted again for 2019, anticipating that funds may become available.
- Proposed budget approved as written. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- Gary Goldberg was nominated to retain his position on the Board.
- No additional nominations
- Vote to approve the slate of candidates as presented. M/S/C

The meeting adjourned at 11:12 am.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management