

Welbourne Condominiums  
Annual Meeting Minutes  
October 15, 2014

In attendance: Joel Moore, Jeffrey Wisniewski, Lucan Quijada, Robert Rettelle, Ashley Oblas, Cheryl Lesiak, Shannon McCarthy HOA Manager.

Proxy: Eliza Arkin, George Fox, Heather Hauser, Kim Peterson.

Absent: Claudia Connell, Irina Dimitrova, Jamie Alina Ho, Jamie Decker, Christine Campbell, Ed Mooney, Benjamin Hoffner, Michael Smith.

- I. Call to order at 6:00 pm: Joel Moore
- II. Approval of 2013 minutes.
  - a. Jeff made the motion for approval Ashley seconded the motion. All in favor.
- III. Financial report.  
Shannon read the financial report.  
As of September 30 2014  
Operating balance: \$6,265.57  
Reserve: \$21,658.05
- IV. 2014 Review.
  - a. Interior painting completed
  - b. Trees will be trimmed and some removed
  - c. Carpets were cleaned
  - d. Extinguishers updated and added
  - e. 1105 back deck project to begin October 20
- V. 2015 Projects
  - a. Brick project on back of 1105
- VI. Rules and Regulations reminders
  - a. Clean up after pets no matter where the feces may fall
  - b. Keep personal items in unit or in storage lockers
  - c. A letter for cleaning of the common areas will be distributed. All items left in common areas after November 4, 2014 will be thrown away.
- VII. Election: Joel Moore, Kim Peterson and Jeffrey Wisniewski will remain as the board.  
Approved unanimously by attendees.
- VIII. New Business
  - a. Wish list: 1115 slope of back decks, front door replacement, window replacement
- IX. Adjournment 7:00 PM