

**Ogden Gardens Homeowners Association
Executive Board
Meeting Minutes
Feb. 4, 2015**

The Executive Board of the Ogden Gardens Homeowners Association met in open session Feb. 4, 2015 in Unit 304.

Members Present: Brett Dolan, President; Lisa Czwarnog, Treasurer; Erin Larrabee, Secretary; Rachel Plencner, Jason Marsden, At Large; Matthew Oates, HMP Property Management

Homeowners Present: Eric Shoemaker; Devin Brown

Brett Dolan ascertained the presence of a quorum and called the meeting to order at 5:48pm.

Lisa Czwarnog moved approval of an amendment to Article II, Section 2.1 of the Association's Bylaws (see attached). Erin Larrabee seconded. The amendment was approved unanimously.

Jason Marsden moved for adjournment. Lisa Czwarnog seconded. The meeting was adjourned at 5:53pm.

**Ogden Gardens Homeowners Association
Annual Members' Meeting
Minutes
Feb. 4, 2015**

Members Present: Brett Dolan, President; Lisa Czwarnog, Treasurer; Erin Larrabee, Secretary; Rachel Plencner, Jason Marsden, At Large; Matthew Oates, HMP Property Management; Eric Shoemaker; Devin Brown.

Members Present by Proxy: Susan Whitman, Rabin Mahanty, Michelle Halpern, Tim Kilgannon, Bruce Lampert, Adam Linton, Steven Wiener, Barton Helfet, Patricia Chlouber.

Matthew Oates ascertained the presence of a quorum. The meeting came to order at 5:53 pm.

Matthew Oates distributed ballots to homeowners eligible to vote and to proxy holders.

Homeowners returned their marked ballots to Matthew Oates.

The following were the results of the voting:

Brett Dolan	20
Jason Marsden	20
Rachel Plencner	16
Erin Larrabee	12
Tara Leberman	10
Devin Brown	9

Per the requirements of Article II, Section 2.1 of the Association Bylaws, members Dolan, Marsden and Plencner were elected to two-year terms beginning Feb. 4, 2015; and members Larrabee and Leberman were elected to one-year terms beginning Feb. 4, 2015.

Matthew Oates presented the proposed 2015 Association budget to the membership. Members discussed aspects of the budget.

The necessary 2/3 vote of homeowner disapproval of the budget not being reached, the budget was duly enacted.

Members discussed current issues facing the building including potential improvements, maintenance concerns and safety and access issues.

The meeting was adjourned at 6:30pm.

Respectfully submitted,
Jason Marsden