

30 Emerson Annual Meeting
June 19, 2017

In attendance: Jeffrey Johnson, Whitney Rampley, Tara Gleditsch, Nikki Beard, Michelle Padilla, Management representative; Shannon McCarthy

Proxy: Karl Mann

Absent: Juile Andress, Kevin Prichard, Brian Kuntz, Resa Kuebker, Christopher Raftary, Beth Hovel

Meeting called to order at 6:00 PM

Old Business:

Minutes were approved from 2016 Annual Meeting

New Business:

Went over current financials. \$10,000 in checking, \$12,000 In reserves. 2017 budget approved, seconded by Andrea.

Stair Assessment: We discussed that this is something that has been put off for too long and needs to be addressed. Everyone was in consensus that we should start planning in the fall for a start date of the Summer 2018. We will have to do in two parts, and would send out assessments in two parts. The total cost of the project is assumed to be large, and everyone wanted at least an 18 month window of notice. We will send out notices in the fall after we secure quotes.

Siding: Recent bad weather has caused some of the siding to start pulling away from the building. It was already in repair at the time of the conversation. It was brought up that there was also damages on the back side of the building.

Parking: It was requested that we renumber and reline the parking spaces in the front. Tara volunteered to look into it and get a quote. This would come out of the HOA's checking account since the cost was expected to be low.

It was decided to have three quotes for each of the above-mentioned projects before our quarterly meeting in October.

Reserves: The HOA is wanting to have reserves of \$2,200/unit for the building to sit in the reserves.

Courtyard: Removal of the dead tree will happen in the Fall of 2017, cost to come from the checking account. Discussed possible replacement being a lilac bush. Will discuss further at the October meeting.

Unanimous agreement to amend bylaws to state no pets are to be using the bathroom in the courtyard at any time, no exceptions. Unanimous votes to remove lock from dumpster

Security Cameras: Discussed adding security cameras to the back alley and from door to minimize break in threat for cars. Whitney is to be looking into quotes to bring to the October meeting.

Automatic Payments: discussed allowing owners to pay HOA dues via ACH. Due to the fees the bank charges it was decided to pass on this for the time being.

Tara will be filling the empty spot on the board. Put into motion by Whitney and seconded by Jeff. All approved.

Meeting was adjourned at 7:24 PM