

Shaker Farms Condominiums

Annual Board Meeting

Thursday, October 13, 2014

Board Members in Attendance: Liz Ray, Cathy Brock, Josh Dixon, Bob Wilbourn

Manager in Attendance: Andrea Orangias

Special Guest: Paul Bolte

Number of Units Represented (proxies included): 26

Location: Hampton Inn

Time: 7:00pm

The proxies were counted, along with the number of unit owners that were present at the meeting. There were 26 votes (enough for a quorum). The meeting was then called to order.

There were 10 people running for the Board, and the Master Deed did not set a maximum number for positions, so the issue was presented to the floor. A majority of the members present at the meeting voted to have five Board positions with two alternate members.

The votes were counted. The nominees with the highest number of votes were elected for the Board. There was a three way tie for alternates. The issue was again presented to the floor. A majority of the members present at the meeting voted to have a random draw of two names. Andrea presented three slips of paper to Josh Dixon, who then proceeded to draw two names, thus breaking the three way tie.

There were five people elected for positions on the Board:

Cathy Brock
Josh Dixon
Brittany Dalton
Hans Young
Mary Malone

Liz Ray and Noelia Humphries will serve as alternate members of the Board.

The floor was opened for questions and comments.

Changes to the Master Deed and Bylaws were discussed. It will take written approvals from a majority of the community to make any changes to the Master Deed or to the Bylaws. Certified letters will be sent out to all residents, once the changes are drafted.

The annual budget for 2015 was approved. Since a roof was already replaced this year, that had been scheduled for next year, the roof replacement schedule will be bumped up. Josh told the residents present that all decks had been inspected and were deemed safe. Paul Bolte then announced that the community water audit is in progress, and half of the units had already been inspected. He will also contact residents about dryer vent cleanings. A shrub pruning will be done sometime this month. Address signs will be spruced up next year.

A resident had a concern about parking. Residents can park behind their garage, as defined in the Rules and Regulations document. A suggestion was made about putting financial information on the Shaker Farms website. Financial information will be put on the Shaker Farms Community website at: <http://www.shaker-farms.home.insightbb.com>. The website can also be found by Googling "Shaker Farms Community".

The next meeting will be on Monday, November 10, at 7:00pm at Cathy's condo #3722 Unit 1, during which the new Board will be assigned positions and business will begin.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors