

Windsor Park Townhomes Owners' Association, Inc.

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DRAFT

Annual Meeting

January 31, 2018

Clubhouse at 6:30 P.M.

Members checked in at door and given packets for meeting by Terry and Nancy

Call to Order: 6:42 P.M. by Eileen Graham

Roll Call of Directors: All Present

Certify Quorum: Quorum was met with 35 present and 10 Proxies

Approval of Minutes: Nancy Beckett read the Minutes from the previous meeting on October 19, 2017.

Motion to Approve by Roman Miszewski Second by Becky Calaway Minutes Approved

NEW BUSINESS

A. Proposal for Adding New Rules read by Eileen.

Floor Open for Discussion:

New Rules d., e., and f., pertaining to the trash bins received the most attention, including:

- a. When did Waste Management start charging us for heavy /large pick up items?
- b. Did we sign a new contract?
- c. Members don't believe driver when he charges us for bin being "over-full".
- d. The Board has changed the route and the bin size of one of the trash bins which result in a \$200 savings a month.
- e. Uncertain when the new bin will arrive
- f. Board will contact WM for copy of contract and check pricing with other vendors.

Discussion Closed

Board Vote on New Rules: Unanimous. New Rules adopted.

B. Proposal to Change Insurance Commitments in the Documents given by Deborah Drexler.

Deborah gave a comprehensive report on the two options we are offering to make our Insurance compliant to our Documents.

Floor Open to Discussion/main concerns were:

- a. The cost of HO3 insurance vs. HO6/Members advised to take advantage of having a Wind Mitigation done when the Associations is done. If done the same day the company will only charge \$25 for Members to have an individual report on their unit.
- b. Will the HOA fees continue to rise? /Not this year. Will be using Reserves to pay the increase necessary for the Insurance, but will probably have an increase next year to help replenish the Reserves.
- c. What if a neighbor doesn't get insurance? / If the Insurance is voted to change, everyone will need to comply.

- d. How do we keep track of everyone's coverage? / A Certificate of Insurance from the member's insurance company. If insurance is dropped, the Association will be notified.
- e. How will this affect the Budget? / The savings we will have from Insurance payments will go to Reserves for use in Capital Improvements and /or catastrophic needs.

Discussion Closed

Vote by Show of Hands to Proceed with Motion to change the Insurance in the Documents

- a. Yea 35
- b. Nay 4

The Motion is passed. The Board will now proceed to working on the Documents and will advise Members when we will have another meeting to approve the changes and implement the new Insurance guidelines.

C. Proposal and Review of the 2018 Budget

Most items were covered in the Insurance discussion and Members waived discussion on this. Motion to Accept Budget made by Anne Marie Seconded by Lydia New Budget Passed

- D. **Election of Officers:** Megan Kellerman requested to join the Board and as we need to keep the Board an odd number for voting, Becky Calaway offered her position to Megan. Fourteen Members voted and Megan Kellerman is now the Secretary of the Board of Directors.
- E. **Adjournment:** The Meeting was adjourned by Eileen Graham at 8:38 P.M.

Respectfully submitted by Becky Calaway, Secretary

