

**SPENCER'S CREST CONDO ASSOCIATION
ANNUAL MEETING
NOVEMBER 2, 2011**

There were 50 owners represented in person or by proxy to constitute a quorum.

The meeting was called to order at 6:35 PM by President, Barb Seabolt

Proof of Notice of Meeting: Those present establish that notice of the meeting was mailed.

The 2010 Annual Meeting Minutes were distributed with the Notice of the Meeting. There was a motion made by Susie Yowell to approve the minutes as presented, seconded, all in favor.

Report of Officers:

- Barb Reported:
 - In response to safety concerns brought forward by homeowners at the 2010 annual meeting, the board attempted to address by implementing a "Building Captain" program. Barb volunteered to serve as the building captain for her building. A flyer was sent out to homeowners requesting volunteers from buildings throughout Spencer's Crest. There was little interest. The forms were made available at this meeting.
 - Historically, the board has not been successful in getting 100% of the annual census forms returned. The importance of having these up-to-date was explained. The board established a \$50 fine to be levied against homeowners who did not return the form by the due date.
 - In 2011 the board contracted to have the breezeways power washed, and has rock and edging installed around the air conditioner units at the ends of the buildings in the 1115 section.
 - Barb discussed the expenses incurred by the association due to illegal dumping by non-residents, as well as careless dumping of trash by residents in the dumpster areas throughout the property.
 - The pool furniture budgeted for in 2011 will be purchased prior to year-end. The board elected to take advantage of end-of-season sales to increase purchasing power.
- Treasurer's Report / Marlene Edgar:
 - A financial summary was mailed with the meeting notice. Marlene detailed expense, namely snow removal with a \$10,000 overage. The 2012 snow removal budget was increased.
 - The 2012 budget also includes funding the replacement reserve \$55,000.
 - There was a discussion regarding the special assessment for snow removal, as well as collection efforts.
 - Steve Ryan made a request for the association to rent a microphone for future annual meetings.

Committee Reports:

- **Satellite Committee Report:** Matt Wilp explained that in response to homeowner concerns regarding the number and placement of satellite dishes, the board requested all owners identify their satellite dishes. 37 unused satellite dishes were removed by the board. Matt explained the Satellite Dish Rules & Regulations adopted by the board, including the \$50 deposit that must be paid to cover removal expenses should the resident leave the property or abandon service without having the pole and dish removed.
- Marvalee expressed concern about the Executive Session during board meetings, and inquired about what topics were addressed during the session. Chris Provorse explained the purpose of the executive session, explaining that delinquent accounts were discussed, as well as member disciplinary action.
- Susie Yowell requested the board consider having semi-annual or quarterly homeowner meetings so that items did not bottle up with homeowners. The board will take under advisement.
- **Board Good Standing Amendment:** Chris explained the Board's desire to pass the amendment. The amendment includes a change in desired language which are 1) members must be current on dues, 2) an attendance requirement where board members cannot miss three meetings in a row, and 3) it will clarify that the eligibility of serve is that the board members name must be on the deed of the property. An owner inquired about how an amendment such as this could be passed. Chris explained that it would require a 2/3 vote of the membership to approve. The legal language has been drafted and approved by the board to take before the membership.
- **Renter/Owner Ratio Amendment:** Chris explained that the board and owners have voiced concern about the increased number of non-owner occupied units. Non-owner occupied units are those where the occupant is not named on the deed. There was

discussion at the 2010 annual meeting of amending the declarations so that no more than 20% to 25% of units could be rentals. Gary Ankrom inquired as to how this rule would be implemented for current rental owners. Chris explained that it would be worded to include a two year grace period. Homeowners requested that current percentages go out with the annual mailing. Jan Porter motioned to go with 20%, Marvalee Alinder seconded, there were 9 opposed to the motion. Motion passed.

Election of Board of Directors: (three terms expiring)

- Matt Wilp, Barb Seabolt and Don Johnson were nominated by Marlene Edgar, Ray Henderson seconded. Jan Porter motioned to cease nominations. All in favor.

New Business:

- **2012 Budget:** Chris explained the 2010 hiring of Reserve Advisors to analyze common elements, costs, and anticipated life span. After consideration by the board there was an increase in fees recommended. Chris gave a report on other properties in the area and how important it is to keep our reserves funded to maintain the property in a favorable condition. Marvalee Alinder expressed concern about an increase in dues and the land lease in the same year. There was a motion to decline adoption of the budget; Marvalee recommended using the 2011 budget as the 2012 budget. Chris explained the budget ratification process which may be referenced in Article IX, Section 5 (I) of the Declarations of Spencer's Crest Condominium Association.
- Steve Ryan expressed concern about the inconsistencies of the fire sprinkler inspection. After a few moments of discussion, no action was taken.
- Susie Yowell suggested calling a second meeting to discuss the budget, the board decided to take this request under advisement.