

Suncrest Village Townhome Association

Minutes of Annual Meeting

March 15, 2016

Present:

Eric Hayhurst – President & Treasurer

Ann Marie Hibbert – Secretary (recording)

Lynne Williams

Joe Brigandi

Carla Brigandi

Jennie James

Mary Rose Giambrone (Property Manager)

The meeting was called to order at 6:40PM with 7 persons, representing 5 units in attendance.

The minutes of the quarterly meeting held on February 23, 2016 was unanimously approved without any amendments.

The Treasurer's Report:

The Treasurer issued copies of the Balance Sheet as at March 15, 2016, the Income Statement for January 1, 2016 – March 15, 2016, and the proposed 2016 budget. He provided the following additional comments/explanations:

- *Financial Position* - The Association is current on all bills. The current Reserve balance of just over \$169,000 includes \$25,000 that was transferred from the association's checking account to the reserve account on March 15, 2016, a decision taken at the prior meeting. Annual dues should start being paid shortly.
- *Insurance* - The Insurance premiums have been paid.
- *Snow Removal* - The expense of \$3,577.50 was paid subsequent to the last quarterly meeting.
- *Postage and Delivery* – This amount is mainly for stamps to mail out notices for the meetings.
- *Negative Net Income* – This is because annual dues have not been paid as yet.
- *Annual and Long Term Road Repair* – The budgeted amount for these two line items which together total \$10,000 is expected to increase exponentially as the remaining townhomes are completed.

The President's Report:

Nothing new to report.

Property Manager's Report:

Nothing new to report.

Old Business:

- A. *Street Lighting* – Installation still in progress. There was a discussion on the height and placement of each pole. The main sentiments expressed were that the poles seem taller than normal and some of the poles were placed close to the windows of some homes. However, so far there have not been any complaints from owners/residents.
- B. *Parking* – There was an extensive discussion of the rules regarding parking. There have been some complaints about cars sticking out from driveways into the road, thereby impeding the easy flow of traffic. Those in attendance were reminded that the only recourse is to ask violators to move the vehicle or to have them towed. To report a violation call 598-5815. This goes to the Property Manager's office during the day and the security at night. There was a question of whether we can limit the number of cars parked in a driveway or if it is possible to restrict the number of renters each owner can have occupy each home at once. The president will review the covenants and restrictions to see what can be done. There was also a question on whether there are any plans to have additional (overflow) parking in the new section. There is some property that may be able to be used for this purpose.
- C. *Newsletter* – Mary Rose is getting ready to put together the Spring Newsletter. She will address the parking, vehicle noise and garbage compactor problems in this issue.
- D. *Existing Gate/Steel Gate* – The speed bumps will be moved further out. Mary Rose is currently working with Select Security to explore other gate options. An alternate entry system, i.e. one that uses a sticker placed on the vehicles is also being considered.
- E. *Website* – The president will follow up on getting the townhouse information on the website.

New Business:

- A. *2016 Budget/Annual Meeting*
 - The proposed 2016 Budget was passed automatically since there was not a majority in attendance and so it couldn't be voted down.
 - April 30, 2016 was proposed as the due date for dues. Dan Ryan Builders will be informed of the new per unit assessment of \$1,278.64, which represents an increase of \$206.22 over the prior year.
- B. *Board of Directors/Officer Elections* – Since there was not a majority of the units in attendance it was not possible to have elections. Therefore, someone had to be appointed to fill the existing vacancy on the board. Jennie James expressed a willingness to serve on the board. Eric Hayhurst was nominated and unanimously reelected to serve as President and

Treasurer and Taylor Crabtree was reelected to serve as vice president. There was no nomination to fill the position of secretary that is now vacant.

The meeting was adjourned at 7:45pm