

Cardinal Glenn Condo Association
2019 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: June 3rd, 2019

Location: Fire Station 12

Meeting Called by: Cardinal Glenn Condo Association

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Shandar Hoagland

Attendees: (Please see sign in sheet)

Agenda Item:

- A) Roll Call;
Obtained via the sign in sheet

- B) Proof of Notice of Hearing;
Shandar presented a copy of the letter that was sent to all owners.

- C) Proof of Quorum: There were 4 owners in attendance, a quorum was not reached.

- D) Minutes of Preceding Annual Meeting;
Minutes were approved by all in attendance and approved.

- E) Report of Officers:
No reports

- F) Report of Committees:
No reports

- G) Election of Board of Directors:
The current Board decided to stay on as well as the following additional volunteers.
Amy Turkowski
Dana Craker
Mark Loeffelholz
Danny Smylie

- H) Unfinished Business;
 - a. The decks were painted, but not well.
We will call the company and have them come out and do repairs as needed.
 - b. We are also working to obtain bids for the front railings and concrete.
 - c. The siding is still an issue.
We are working with the Developer to see what can be done if anything.
 - d. We still have one owner that has a large past due balance. We have filed a couple of liens on this owner to ensure that this amount will be collected in the future. We are also trying to work with said owner on a payment plan to try and chip away at the balance.
 - e. The steps in front of the units are a safety hazard, can we get something done to alleviate the large drop offs?
Yes, we will see if we can mudjack any of them.

f. Paths were installed to the mailboxes as to make it easier to obtain your mail.

I) New Business;

a. When will the alley behind the original buildings be resealed?

We can collect bids for this work, but we should really look in to crack filling and heat treatments instead as re-sealing is just for aesthetics and the other options will actually help repair the asphalt.

J) Budget;

At this time the financials are not complete for the fiscal year. Currently we are showing a shortfall of \$15,184, this will change once the fiscal year is complete. It could increase or decrease; the year-end arrays will be sent out this summer and will have the final number.

Two large expenses that were a major factor in the potential shortfall were the painting of the decks, and the path install. We proposed the option to pay for these repairs out of the reserve account. The Board agreed, this will reduce the potential shortfall by \$11,394.

We recommend increasing the monthly dues to at least \$180 a month. This was approved and initiated.

K) Adjournment.

There were no additional questions or topics, so the meeting was adjourned at 6:45 pm.