

Stephanie Terrace
CONDOMINIUMS
Home Owner's Association

2022 ANNUAL MEETING MINUTES

LOCATION: Online Conference Call
DATE: 1.15.2022
CALLED TO ORDER: 10:05 am

OWNER ATTENDEES

UNIT NUMBER	UNIT NUMBER	UNIT NUMBER	UNIT NUMBER	UNIT NUMBER
<input type="checkbox"/> 1	PV 12	PV 23	<input type="checkbox"/> 34	PV 45
<input type="checkbox"/> 2	PV 13	PV 24	PV 35	PV 46
PV 3 – Board	PV 14	<input type="checkbox"/> 25	<input type="checkbox"/> 36	PV 47
<input type="checkbox"/> 4	PV 15	PV 26	<input type="checkbox"/> 37	<input type="checkbox"/> 48
PV 5	PV 16	<input type="checkbox"/> 27	<input type="checkbox"/> 38	PV 49 – Board
<input type="checkbox"/> 6	<input type="checkbox"/> 17	<input type="checkbox"/> 28	<input type="checkbox"/> 39	<input type="checkbox"/> 50
<input type="checkbox"/> 7	<input type="checkbox"/> 18	<input checked="" type="checkbox"/> 29 – Board	PV 40	<input type="checkbox"/> 51
<input type="checkbox"/> 8	<input checked="" type="checkbox"/> 19	<input checked="" type="checkbox"/> 30 – Board	<input type="checkbox"/> 41	PV 52
<input type="checkbox"/> 9	<input type="checkbox"/> 20	<input checked="" type="checkbox"/> 31 – Board	<input type="checkbox"/> 42	<input type="checkbox"/> 53
<input type="checkbox"/> 10	PV 21	PV 32	PV 43	PV 54
<input type="checkbox"/> 11	<input checked="" type="checkbox"/> 22 – Board	PV 33	<input type="checkbox"/> 44	

Owner in attendance Owner not in attendance PV Proxy Vote

ANNUAL BUSINESS

AGENDA ITEM DESCRIPTION	ACTION	STATUS
Roll Call and verification of quorum.		Closed
Annual 2021 Meeting Minutes were read out.		Closed
Report of officers		Closed
Nominations from mail-in proxies and floor		Closed
Jeremy, Chris and Gail voted to another two-year term. Karen nominated and board voted to approve Debbie to fill Jeri's open position.		
Election of Directors		Closed
Chris was reelected as President, Jeremy was elected to Vice President, Karen was elected Treasurer, Secretary is an open position to be filled by a Chris at the April Meeting.		

--- END OF ANNUAL MEETING MINUTES ---

Board Meeting Called to Order: 10:20am

OPENING BUSINESS

AGENDA ITEM DESCRIPTION	ACTION	STATUS
October 2021 Meeting Minutes were approved.		Closed

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TREASURER'S REPORT

AGENDA ITEM DESCRIPTION	ACTION	STATUS
Due to concerns regarding financial fraud the Treasurer's Report will be read out during the meeting but will not be included in the meeting minutes. It will be available to any owner that requests to see it. Such requests should be directed to a board member.		Closed

PRESIDENT'S REPORT

AGENDA ITEM DESCRIPTION	ACTION	STATUS
This is a privately owned condominium complex, not an apartment complex. Owners should participate to the best of their abilities.		Closed

The board members are volunteer, not paid.

If you have studded tires on your car please remove them to save the parking lot surface.

MAINTENANCE

AGENDA ITEM DESCRIPTION	ACTION	STATUS
Vent Blocks Vent blocks were installed in the fall, and will need to be removed in the spring.		Open

ON-GOING BUSINESS

AGENDA ITEM DESCRIPTION	ACTION	STATUS
Building Washing Quotes The board had requested updated building washing quotes to include washing the garbage enclosures in addition to the buildings and garages. Superior to verify these quotes have been received and issued to the board for review.	Superior	Open
Concrete Repairs Quotes need to be reviewed.	Board	Open
Moving Fee Resolution Jeremy votes to drop this issue as the cost of a handful of extra pickups can be covered in the tax savings from selling garage 29 back to unit 29. The board notes to review this issue at the September Budget Meeting.	Board @ Sept Mtg	On Hold
LED Lighting Project Lead times for vendors are still backlogged due to the pandemic, and price are still inflated. Revisit this item in July.	Board @ July Mtg	On Hold
Parking Signage Chris is still waiting for quotes and will do a site walk to identify where the signs should go.	Chris	Open
Building 12 Porch Light Appears to be repaired.		Closed

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Gutter Flushing Completed in December. Debbie noted that the vendor was very nice.		Closed
Website Updates Jeremy shared a communitysite.com website for the updated website. The Board had additional questions for the web developer including: can we keep our current domain name? and for Superior : Is the cost of this website comparable to our current hosting site? Jeremy to follow up with the web developer.	Jeremy / Superior	Open
Plantings Karen will follow up with landscapers on replanting areas where plants have been removed, and will get quotes for bark dusting the property and reseeding the grass.	Karen	Open
Building Water Shut Off Locations Superior to get us quotes for repairing the building water shut offs.	Superior	Open

NEW BUSINESS

AGENDA ITEM DESCRIPTION	ACTION	STATUS
Temporary Parking Easements Renewed for two years.		Closed
Temporary Air Conditioner Easements Renewed for two years.		Closed
2021 Meeting Minutes Board approved all 2021 meeting minutes.		Closed
New Storage Shed The Board voted to approve an 8'x14' "Garden" style TuffShed to be purchased by Karen (with reimbursement), with installation to be in the Southern most visitor parking space sometime in the spring.	Karen	Closed
Units not in compliance Board discussed a unit that has not been in compliance with disposal of trash, with bags of trash being left outside their unit door for days at a time. Superior was to send this unit a notice of non-compliance.	Superior	Open
Survey Monkey Jeremy suggested implementing survey monkey for Board and community business. He will follow up with Superior on this matter.	Jeremy	Open
2022 Meetings 2022 Quarterly Meetings will be held on the third Saturday of April, July and October, and the annual budget meeting will be held on either the second or third Saturday of September: April 16, July 16, September 10 or 17, October 15		Closed

--- END OF MEETING MINUTES ---

NEXT MEETING : Saturday, April 16, 2022 11:35 am

ADJOURED :

Minutes by Karen Van Raden, Secretary

www.stephaniterrace.com