

925 East 8th Ave Annual Meeting

October, 19 2004

Minutes:

Meeting called to order 6pm by Kevin Hayutin – Quorum confirmed

First order of business – discuss Dog weight limit and Satellite TV with Myra from Powers & Phillips.

Dogs – need 67% of owners to vote in favor of raising dog weight limit from 30 lbs to 50lbs. Lisa Kearney wanted to know how owners felt about the weight limit and if they felt it would increase property values if the limit were raised. No owners felt that the weight restrictions had a great impact on value. There will be no changes – Dog weight limit remains 30lbs max.

Satellite TV – No person/owner has a right to have a dish. People would have a right if they had a private balcony. Myra recommends against satellite TV due to the amount of damage that would occur to the roof. If we could find a way to fix satellites to the roof that would not require people walking on the roof, off of the deck area then she doesn't see a problem with it. Marty volunteered to look into a central dish for the entire building that could be affixed to an area where there would be no walking on the roof.

During the discussion on satellite antennas on the roof Marty (unit #105) asked if the HOA receives any compensation for the AT&T antennas on the roof. At this point the HOA does not receive anything, the unit owner Eileen Millstein (#30) rents her property to AT&T. Myra is going to go back to see if this is legal and documented in the declarations.

State of the Association is good. We have built more of a reserve and can handle 1 major catastrophe. Big expenses for 2004 were repairing the boiler to bring it up to safety code and landscaping.

There has been some issue with hot water in units. Unit owners have been instructed to look at the input valves in the individual units. If that does not fix the problem we can get an extra hot water storage tank.

Budget – this year we were able to put more savings into the reserve account than anticipated. (\$16,000). Based on that HOA president Grace Holcomb brought up lowering dues to \$195 for 1 bedroom units and \$235 to 2 bedroom units. This would leave approx. \$10,000 to go into reserves in 2005.

Motion to lower dues by Cathy Basso (#115)

Second – Marty (#105)

Vote – majority in favor

Effective January 2005 dues will be changed to \$195 for 1 bed/ \$235 for 2 bed. No change to parking fee.

Election of Board Members:

Lisa Kearney's term is over, Beth Duvall wishes to step down.

Grace Holcomb remains on the board.

We need an odd number of board members per the HOA declarations.

Grace nominated Laina Weiler (#25)

Laurence nominated Melissa Engle (#135)

Grace nominated Lisa Kearney (#215)

Marty Killiran was nominated to make the odd number of members.

Call of acclamation made by Laurence Laudicina

Meeting adjourned.

New Board members stayed to assign new positions as follows:

President – Grace Holcomb (#335)

Vice President – Marty Killorin (#105)

Secretaries – Melissa Engle (#335) / Laina Weiler (#25)

Treasurer – Lisa Kearney (#215)