

APPLETREE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
JANUARY 12, 2009
MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 6:35 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved and seconded to approve the 2008 Annual meeting minutes as presented. Motion carried unanimously.

PRESIDENT'S REPORT:

Board President Kathy Remondini reported on the items accomplished over the past year. The majority of the projects in the community were roofing projects, with new chimney caps being installed and work on shingles and gutters, etc. Kathy stated that the work will continue into the next year as the work is being done in phases so that the Reserve account is not depleted and no special assessments have to be levied.

REVIEW OF BUDGET:

The 2009 budget was reviewed with the owners in attendance. It was noted that no dues increase would be implemented for 2009. A few questions regarding individual line items were asked and answered by the Board.

HOMEOWNER FORUM:

A homeowner present asked if a spot light on building L could be repaired as it seems to work sometimes and not work other times.

A homeowner present asked if the Board had any plans on adding recycling at the property. The Board stated they had no plans presently to add recycling to the property but that the subject could be addressed at a later date.

The ongoing issue of roof leaks was mentioned and the Board stated that as each new roof, and chimney cap and gutter is worked on more and more leaks are disappearing. Once the roofs have all been finished the leak situation will be more under control and the project is getting closer to being completed.

A homeowner present stated that he would like to have an engineer look at the buildings for possible structural issues. Some stress cracks are showing up in the units and he felt that crawlspaces should be examined to get a better idea of the issues. Being an engineer, he volunteered to assist the Board if they would like his help.

The issue of owners not picking up after their pets was once again addressed. The Board again stressed the importance of being a good dog owner and the importance of reporting any violators to the Management Company or Board so that letters can be sent. The Association already provides dog stations with bags and trash cans for clean up so there should be no reason for residents not to use them but it still remains an issue.

An owner mentioned that many residents throw their trash into the dumpster area without looking to see if they actually hit the dumpster and in many cases they do not which leaves bags of trash lying around the dumpster and the grounds around the community. The Board stated that the trash company charges extra

for items they have to pick up outside of the dumpster so its important that residents do their part in making sure their bags hit the dumpsters and in making sure that no large items are left as well.

ELECTION OF OFFICERS:

The Board announced that two positions were available for elections. Nominations from the floor were taken. It was moved and seconded to nominate Amy Rehman and Marci Schwehr. Motion carried unanimously. It was moved and seconded to close nominations. Motion carried unanimously. With two positions available and two nominees available both Amy and Marci were voted in by acclamation. Both will serve three year terms.

ADJOURNMENT:

There being no other business to come before the Owners, the meeting was adjourned at 7:40 p.m.