

APPLETREE CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
JANUARY 31, 2012
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 2011 Annual Meeting minutes as presented. Motion carried unanimously.

PRESIDENT'S REPORT:

Marius Pettersen reviewed the following items that were accomplished over the last year:

1. A new drainage system as well as concrete and pavers were installed on Bldg F.
2. Many sections of concrete sidewalk and drain pans were replaced throughout the complex.
3. All roof hatches were replaced to include locks to help with the extensive damage that contractors are doing to the flat roofs. A new policy for getting the roofs opened was also adopted and mailed to all owners.
4. The wooden stairs were replaced in Building G and Building L per requirements from the Association's insurance carrier. Two buildings will be completed each year until all are done.
5. The Board purchased all the remaining parts for the Atmox systems which are the fan systems in the crawlspaces as the parts are no longer being made.
6. A new pool heater was installed.
7. An engineering report was done regarding structural issues in the complex and overall the buildings are in good shape with no major structural issues, just the normal settling of 40 year old buildings. There were some drainage issues addressed in the report that the Board will take care of.

Marius Pettersen also reviewed items that will be accomplished in the upcoming year and they are as follows:

1. A new pool fence will be installed and the height of the current stucco wall will be raised to help with intruders in the pool and those who jump the fence because they don't have a key, etc.
2. Many areas of new concrete will be done.
3. Two buildings will have their stairs replaced.
4. Landscaping improvements will continue.

TREASURER'S REPORT:

Treasurer Ayser Zoma reviewed the year end financials with the Owners present as well as the current delinquencies.

BYLAW AMENDMENT:

An amendment to the By-Laws was presented to the owners present which stated that anyone who wishes to serve on the Board of Directors must be current in their dues payments and may not be more than 30 days delinquent. Ballots were distributed for the vote on the amendment and the amendment passed.

ELECTION OF DIRECTORS:

The Board stated that two positions were up for elections. It was moved and seconded to nominate William Lee and Robert Uhl to fill those positions. Motion carried unanimously. There being no other candidates, William and Robert were voted by acclamation. Their terms will expire at the Annual meeting in 2015.

HOMEOWNERS FORUM:

An owner present mentioned loose boards on their deck and asked if they could be repaired. Nikki will get their information after the meeting to have it repaired.

A few owners mentioned that the parking is tight in some areas of the complex and wondered if assigned parking was an option. The Board explained that because assigned spaces were not deeded when the project was first built it would be too difficult to add now.

An owner stated that there are ice issues at some of the buildings.

An owner present stated that they have screws in their unit from when the mailboxes were repaired at one point. Nikki stated she will have maintenance contact them for a repair.

ADJOURNMENT:

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