

2018 ANNUAL MEETING MINUTES

The Glen at Horizon Condominium Association

September 5, 2018 @ 5:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Board & Management)

Paul Boen
Mark Kessler

Mark Shoberg
Savannah Kohagen

Notice of Quorum Achieved

With 11 homes present and 16 proxies received, it was announced that quorum had not been achieved. Therefore, Paul Boen called for a special meeting.

Introductions

Mark Shoberg introduced himself as the HOA manager and introduced Savannah Kohagen as the assistant HOA manager.

Paul Boen and Mark Kessler introduced themselves as the present Board members.

Discussion on Upcoming Projects

Mark Shoberg opened the discussion on upcoming projects.

1. The silt line under the Association and resolution was discussed.
 - i. The water from the creek and canal caused a “sponge effect”. Meaning the water saturated the silt and crept up to the units. The HOA was built on a large matt and some slits in the matt allowed the water through. Once the problem was diagnosed, water was pumped out for over two weeks into the storm drain.
2. The retaining wall on the North side of the HOA was discussed.
 - i. A white vinyl fence had to be put on top of it (for safety reasons).
3. The roof project was discussed.
 - i. The large windstorm in July caused the majority of the damage.
 - ii. Mark Shoberg explained that four roofs would be completely replaced and all others will be repaired.
 - iii. An owner in the 712 building talked about the extensive damaged of the roof and requested that it be considered for a full replacement.

4. Problems with the sidewalk were discussed.
 - i. Some sections of the are drooping and lifting (between the 709 & 715 building)
5. The Swamp Coolers & GMMI was discussed.
 - i. Homeowners own the swamp coolers.
 - ii. The HOA is responsible for startup and shut down.
6. Sewer smell
 - i. A homeowner recommended poring boiling water down the sewer line once a month.
7. Trees will be trimmed by Deep Creek in the next couple of weeks.
8. There are a number of tree stumps and roots that need to be addressed.

Budget

Mark Shoberg explained that other than the water issues, the HOA is in great shape. He then opened the discussion on the proposed 2019 Budget.

1. HOA insurance as well as how much coverage homeowners should have was discussed.

There was a motion to pass the budget as presented.

Motion: Mark Kessler

Second: Paul Boen

The motion passed unanimously.

Elections

Mark explained that Board members, Glen Eash and Paul Boen, would like to step down. He then discussed the job duties of a Board member and asked if anyone was willing to serve.

Mark Kessler volunteered to serve as "President" on the Board.

Motion: Dave Parmley

Second: Paul Boen

There was a unanimous vote by the present owners to elect him.

Since nobody volunteered to take Paul Boen's place on the Board as "Secretary/Treasurer", he volunteered to serve another year.

There was a motion to appoint Don Shuster (in absentia) to the Board.

Motion: Mark Kessler

Second: Paul Boen

There was a unanimous vote by the present owners to elect him.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Motion: Mark Kessler

Second: Paul Boen

The 2018 Annual Meeting was adjourned at approximately 6:30 p.m.



Signature



Date