

2019 ANNUAL MEETING MINUTES

The Glen at Horizon Condominium Association

October 29, 2019 @ 5:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Members)

Pam Bakios, Elizabeth Bartoszek, Harold Blanton, Mario Bruno, Claire Denzler, Sheldon Habiger, Deborah Hodges, Karen Jenkins, Gary Hodges, David Parmley, Donna Rozman, The Reno Deprey, Vortech Holdings,

Board & Management:

Don Schuster
Mark Kessler

Mark Shoberg
Laurie Allen

Notice of Quorum Achieved

With 14 homes present and 11 proxies received, it was announced that quorum had not been achieved. Therefore, Mark Kessler called for a special meeting. Special meeting, 10 day notice was included in annual member packet.

Introductions

Mark Shoberg introduced himself as the HOA manager and introduced Laurie Allen as the assistant HOA manager.

Don Schuster and Mark Kessler introduced themselves as the present Board members.

Approval of the 2018 Meeting Minutes. Motioned by David Parmley and 2nd Mark Kessler
Vote to approve: Unanimous

Old Business

Mark Shoberg opened the discussion on the previous year's water issue at #709. After numerous engineers reports it was discovered that the mat that was under the road base put in by the Army core of engineers, had sprung a leak. It has been repaired and a 24-inch main drain line was installed. There was also a sump pump installed so as to help drain excessive water when the canals are up and running.

The juniper trees that were causing damage to the retaining wall were removed to keep the retaining wall in good shape.

Roofs: some members may not be aware that thanks to Bray HOA filing a wind claim, four roofs were replaced and 13 were repaired, even though the HOA does not cover the roofs. ***11.3 Maintenance of Interiors and Limited Common Elements. Each owner shall keep the interior and exterior of such Owner's unit, including without limitation, interior and exterior walls, windows, glass, ceilings, floors, permanent fixtures, roof and***

shingles, patios and appurtenances thereto, and Limited Common Elements appurtenant to such Unit, in a clean, sanitary and attractive condition, and in a good state of repair free from the accumulation of trash or debris and deterioration.

(Amended Jan. 16, 2020: *Additional amendments were located and posted on the HOA website. Section 11.3 was amended to include "all exterior" maintenance, which includes: roofs, siding, gutters, patios, decks, and balconies. [End of Amendment])*

Mark has explained that he is aware of the repair still not being complete on the roof of unit 712. Work should be completed in the next week.

The vandalism was cleaned up and paid for by the offending party to the fence at the south-east corner of the HOA by the canal.

NEW Business

Concrete: sidewalks need repaired there is a lot of sidewalks that has trip hazards some of them are caused from the placement of the trees to close to the sidewalks, sprawling is happening as well along with some foundation repair by the retaining wall. (all concreter work will have rebar and mesh fibers installed with it)

Gutters will be cleaned out once all the leaves are off the trees.

It was also recommended to have the CC&R's reviewed by an HOA attorney.

A. reserve study was recommended as well.

The homeowners present wants to make sure the Amendment covers the roofs, patios, balconies/decks and siding to be included in the HOA CC&R's with the monthly dues payments.

(Amended Jan. 16, 2020: *This is no longer needed since the 11.3 amendment was located and includes maintenance of all exteriors)*

Motion: Mario Bruno motioned to have a special assessment for the upcoming concrete work split out for the next 4 years. The special assessment will be coming out with final numbers at the beginning of the 2020 year. Costs could exceed \$200,000, which means each member will be assessed roughly *between \$750 and \$850* each year, over four years to complete most concrete issues in the HOA. **(Amended Jan. 16, 2020)**

Motion 2: Mark Kessler

This passed 11-3.

Budget

Mark Shoberg opened the discussion on the proposed 2020 Budget.

There was a motion to pass the budget as presented.

Motion: Rosemarie Bruno

Second: Elizabeth Bartoszek

The motion passed unanimously. Dues were increased to \$190 per month beginning Jan. 2020.

Elections

President Mark Kessler is stepping down and Don Schuster is stepping into the presidency spot and member Christine Maxbauer has volunteered to serve as a member of the board.

Motion to have Christine Maxbauer serve on the board. Motioned by Christine Maxbauer through her proxy,
Motion 2: Mark Kessler

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

Adjournment

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

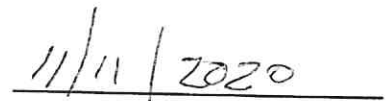
Motion: Mark Kessler

Second: Mario Bruno

The 2019 Annual Meeting was adjourned at approximately 7:25 p.m.



Signature



Date