

Star Point Condominium Association

ANNUAL MEETING MINUTES

Wednesday, August 24, 2016

SUBJECT TO MEMBERSHIP APPROVAL AT THE 2016 ANNUAL MEETING

CALL TO ORDER

Joe called the meeting to order at 6:45 PM

BOARD MEMBERS PRESENT

Joe Robol	President
Jacqueline Tremethick	Secretary/Treasurer
David Zuniga	Member at Large
Barney Farago	Member at Large

MANAGEMENT REPRESENTATION

Julie Salinas and Christina Benevides from CMS Management and Brianna Schaeffer with Western Law was also present.

ESTABLISH A QUORUM

Fifteen (15) members were represented in person and thirty (30) members were represented by proxy for a total of forty-five (45) represented members. Thirty-Nine (39) members were needed for a quorum; therefore, a quorum was established.

PROOF OF MAILING

The owners present confirmed receipt of notice of the annual meeting which was mailed to all owners on file on August 10, 2016.

MINUTES APPROVAL

The minutes for the October 21, 2015 Annual Meeting were reviewed. David Zuniga motioned to approve the minutes as written. Jacqueline Tremethick seconded. Motion carried unanimously.

BOARD REPORT

2016 President's Report - Joe Robol stated the HOA has gone through some transition with management companies. MSI was hired and let go after a couple months. Then CMS came on Board. Because of the transition several accounts were in arrears and CMS has worked with the Board to get things cleared up.

The Board is working on tree trimming around the property. They will be removing the lower limbs on the trees, removing any dead trees and trim all trees that are touching the building or roofs. The parking lot will have some areas repaired, crack seal, sweeping and restriping. We will also be doing some minor concrete work around the community. The Board will also be looking at repairs to the dumpster enclosures in the near future.

The Board is also working on SB100 Policies and a smoking policy for the community with the HOA attorney. Once these documents are finalized, they will be sent to the owners.

2016-17 Approved Budget - The Budget was provided for owner review. The Budget was approved by the Board with a 5% increase. Since there was not 51% of the membership present to veto the budget, the 2016-17 Budget is ratified and will go into effect September 1, 2016.

Star Point Condominium Association

ANNUAL MEETING MINUTES

Wednesday, August 24, 2016

ELECTION OF DIRECTORS

There were two positions open for election. It was noted that Krista Borland resigned from the Board. Joe Robol has agreed to run again. Nominations were requested from the floor. Mike Gil nominated himself. Christina stated that since there are only two people running for 2 open positions that Joe and Mike would be elected by acclamation. All owners present approved the vote by acclamation.

OPEN FORUM

A request was made to power wash the building as there is a lot of dirt and debris. The Board will look into estimates to have the building debris removed.

Owners asked if recycling could be added to the community. It was noted there are local drop off sites around the community that all residents should utilize.

There was some discussion about checks from 2015. The HOA attorney stated the HOA is in the process of conducting a forensic audit and any issues that are of concern would be addressed.

ADJOURNMENT

With no further business to discuss, the Board adjourned at 7:30 PM