

DRAFT MINUTES
880 N STREET ASSOCIATION
2019 ANNUAL MEETING
November 5th, 2019

ROLL CALL: With more than 75% of owners present in person or via proxy, a legal quorum was obtained.

CALL TO ORDER: This meeting was called to order at 5:31PM at the office of Snow's Management. Condo Law Attorney Shane Osowski was present with the ownership and management.

PROOF OF NOTICE OF MEETING: The proof of notice of meeting was reviewed.

2018 ANNUAL MEETING MINUTES: After review, Matt Thorpe moved to approve the minutes as written. Blasé Burkhart seconded and the motion carried unopposed.

REPORT OF OFFICERS:

- Financial Report: 2018 FYE & September 2019: The financial reports were reviewed.
- President Report: David Nielson reported that he is working with Shane Osowski to procure the final governing documents to be voted on for approval by the membership.

UNFINISHED BUSINESS:

- Capital Improvements Future Plans: After discussion, David Nielson moved to have two sides of siding and windows completed, painting, and all stucco work completed in summer 2020 with a general contractor overseeing and coordinating the project. Dawn seconded, one member abstained, the motion carried.
 - Blasé Burkart is to assist with plans and provide history on the first phase of the project.
- Amendment to Declaration & Bylaws: The Bylaws were presented for approval. After discussion, Blasé Burkart moved to approve the revised version of the Bylaws. Matt Thorpe seconded, and the motion carried unopposed. Shane Osowski is to send the revised Declaration to management to be presented to the ownership for approval.

NEW BUSINESS:

- Proposed FY 2020 Budget & Dues: After review of the proposed budget, Dawn Ernst moved to lower the flower budget and start a landscaping reserve. Blasé seconded, one member abstained, this motion was then withdrawn.
 - Dawn Ernst moved to decrease the flower budget by 20% and fund a landscaping reserve over the next three years. Blasé seconded. This motion was then withdrawn.
 - After further discussion with the landscaper (Graeme Pincott), Dawn moved to approve his flower budget at a rate of \$8,000.00 annually. Matt Thorpe seconded, and the motion carried unopposed.

ELECTION OF OFFICERS: Dawn Ernst, David Nielson, Graeme Pincott, and Matt Thorpe expressed interest in joining the board of directors. After a ballot vote, Dawn Ernst, David Nielson, and Matt Thorpe were elected to serve on the board.

NEXT MEETING: TBD.

ADJOURNMENT: With no further business to discuss, this meeting was adjourned at 8:14PM.

Respectfully Submitted,

Paige Stauffer
Association Manager