

Minutes
101 9th AVENUE CONDO ASSOCIATION
2022 ANNUAL MEETING
July 26th, 2022

ROLL CALL: With more than 51% of owners present via zoom or proxy, a legal quorum was obtained. All unit owners of the association were present.

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

2021 ANNUAL MEETING MINUTES: The minutes were presented for approval. With minor corrections made, Yale Metzger moved to approve the minutes, Aaron Weaver seconded, no objections, motion carried.

FYE 2021 & June 2022 FINANCIALS: The financials were provided to the homeowners for their review.

PRESIDENT'S REPORT: Yale Metzger mentioned to the owners that signage for parking was added to the parking lot which seemed to help decrease unauthorized people parking in the lot. DOT moved the meter which was on 101's property. Snow Plowing from the hotel seemed better this past winter. The association is to monitor the plowing contractor to ensure the hotel is not placing their snow on the association's property.

UNFINISHED BUSINESS:

- The building directory sign has not been updated. This will be discussed in the near future.
- The association needs to revisit repairing/replacing the planter boxes. The grounds were reported to be declining as there are overgrown shrubbery and trees.
- Management is to search for a new towing company as ATC Towing is nonresponsive.

NEW BUSINESS:

- Owners with any window concerns were advised to relay the information to management.
- Rebecca Maxey mentioned that there is a gap in between the door in unit B14. She will confirm if it is an issue in both units.
- Owners were encouraged to participate in a grounds assessment walk through to keep up with any needed maintenance. Each owner was asked to volunteer four hours of their time in each calendar year.
- The association discussed moving the annual meeting to earlier in the year.

ELECTION OF OFFICERS: Richard Lazur moved to reelect the current board members. Rebecca Maxey seconded the motion, no objections, motion carried.

President: Yale Metzger
VP: Ronald Perry
Sec/Tres: Aaron Weaver

ADJOURNMENT: With no further business to be discuss, this meeting was adjourned at 7:02PM.

Respectfully Submitted,

Paige Staufer
Association Manager