

Minutes
ELDERBERRY PARK CONDOMINIUM ASSOCIATION

2022 Annual Meeting
43rd Annual Homeowner's Meeting
July 19th, 2022 – 6:00PM

CALL TO ORDER: This meeting was called to order at 6:02PM via Zoom and in person at the Elderberry Park Condos.

ROLL CALL/DETERMINATION OF QUORUM: With more than 51% of owners present in person, via zoom, or via proxy a legal quorum was obtained.

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

READING OF MINUTES FROM 2021 ANNUAL MEETING: William Hopper moved to waive the reading of the minutes. Kathy Wisthoff seconded the motion, no objections, motion carried. Kathy Wisthoff moved to approve the meeting minutes as written. William Hopper seconded the motion, no objections, motion carried.

PRESIDENT'S REPORT BY CAROLYN JONES: Carolyn Jones reviewed the attached President's Report with the owners present.

TREASURER'S REPORT BY MARK McCAFFREY: Mark McCaffrey reviewed the financial status of the association with the owners present. Mark also recapped the projects that were completed in 2022. There was discussion had on a potential dues increase in 2023.

DIRECTOR'S REPORTS: N/A.

ELECTION OF DIRECTORS: Two positions are up for election. Term: July 2022-2025: William Hopper moved to reelect John Spurlock and Mark McCaffrey to the board of directors. Jean Rainwater seconded the motion, no objections, motion carried.

OLD BUSINESS: N/A.

NEW BUSINESS:

- Fire Panel: The current CWSI wireless fire panel's manufacture has ceased production of all CWSI parts and panels. Subsequently, the association must replace some, if not all of the fire system. Two quotes were received; Yukon Fire quoted a partial replacement at \$100,000. Taylor Fire Protection quoted a full replacement hard wired system at \$130,000. A third bidder declined to bid the project. The board is inclined to accept Yukon Fire's bid which will result in a special assessment for each owner of approximately \$4,000.00. The board will update the homeowners as this project progresses.

MEMBER DISCUSSION:

- Ceceilia Hopper inquired about the house adjacent to Elderberry. The board advised her that the owner is selling the home at this time.
- Leah Kumin inquired if the board could research the possibility of installing electric car charging stations.
- Leah Kumin mentioned the garage drain is plugged and there is standing water in the garage. AK Sewer and Drain will be dispatched to unclog the drain.

MOTION TO ADJOURN: With no further business to discuss, Cindy Spurlock moved to adjourn the meeting, William Hopper seconded the motion, no objections, meeting adjourned at 7:09PM.

Respectfully Submitted,
Paige Stauffer
Association Manager