

Minutes

PIEDMONT WEST CONDOMINIUM ASSOCIATION

2024 ANNUAL OWNER'S MEETING

September 17, 2024

DETERMINATION OF A QUORUM: With less than 30% of the owners present either in person or by proxy a legal quorum was not met.

CALL TO ORDER: The non-quorum meeting was called to order at 5:44 p.m. via Zoom.

INTRODUCTIONS: Introductions were made.

PROOF OF NOTICE OF MEETING: The Notice of Proof of Meeting was established.

MINUTES FROM 2023 ANNUAL MEETING: The Minutes from the 2023 Annual Meeting were presented and reviewed.

REPORTS:

PRESIDENT'S REPORT: Board President Melissa Fouse thanked the owners for attending the meeting. Melissa reported that the bad rotten trees have been removed. We still have a giant spruce which is dying. A large cottonwood recently broke off and had to be totally removed.

The moss has been removed from the roofs – Melissa asked the managing agent to ask American Roofing to return and remove the moss which is still on the edge of the North facing roofs.

FINANCIAL REPORT: The managing agent reviewed the August 31, 2024 Balance Sheet and Income / Expense statement.

ELECTION: An election was not held – Board Members will remain the same:

Melissa Fouse

Kevin Fimon

Don Burand

Chuck Lund

Lynn Sutton

MEMBER DISCUSSION:

Jeff Promish mentioned that there is an extremely bright light between the buildings – it was noted by a couple of owners that they like the light for security.

Lynda Van Winkle asked if there was an update on proving electricity for Electric Vehicles. Board Member Don Burand responded that he has been in contact with Chugach Electric and it seems that the best way forward would for the owner to hook up to the 110 v and then reimburse the Association for excessive usage. But no concrete plan currently.

The question was asked if the owner or the association is responsible for the corrugated deck coverings on the 2nd floor units. This is the owner responsibility.

Amy Coleman reported that there is a mattress and large boards left outside the 3071 dumpster. The managing agent will have Bruce Roberts Co. pick these items up.

Della Fisher reported that in the 3031 and the 3051 building – she noticed that there is glass falling of a window (storm window). Management will look into this.

ADJOURNMENT: There being no further business to discuss the meeting adjourned at 6:20 p.m.

Respectfully Submitted:

**Pam Snow, PCAM®
Association Manager**