

University Courts Condominium Association
Annual Meeting – November 21, 2015

Call to Order:

The 2015 Annual Meeting was called to order at 10:15 am at Poudre Property Services by President Dale Becker.

Determination of Quorum/Proof of Notice:

Becky Stewart- Poudre Property Services
Homeowners Sue Wedryk, Dale Becker, Paul Thibert were present. .

With only 4 units present either in person or by proxy a quorum was not established. We did not have 16 condominium owners in attendance as required for a quorum. Proof of Noticed was provided by the managing agent to the members.

Approval of Minutes:

The 2015 Annual Meeting minutes were distributed.

Director's Report:

Sue reported the HOA is in good financial condition with \$10,655 in checking and \$25, 130 in savings. The Board discussed the proposed completed 2015 completed projects. New rock was added at the SE corner to replace sod from needing water and help keep dogs off grass area close to building and rock with edging was added behind the building to help with drainage.

Election of Officers:

As there was no quorum to elect officers; the Board members volunteered to serve on the Board in 2016. The Board of Directors for 2014 will consist of Paul Thibert President, Dale Becker, Vice President, and Sue Wedryk Treasurer.

2016 Budget

The board reviewed the 2015 year to date expense and income. A motion was made and seconded to approve the budget with no increase. Motion passed unanimously.

A cover letter with notification of dues and payment options will be sent with a letter from the board concerning smoking and two parking passes.

New Business:

Condition of the Property Inspection

The Board conducted a walk through inspection prior to the meeting and noted vandalism and trash left in common areas at the property. A light post is on the ground with exposed wires that needs to be repaired. The Board is interested in installing new LED lighting on the building as the small light posts at walkway get damaged. The Board requested a bid for video surveillance cameras so that the residents know that anyone who would vandalize or leave furniture at the dumpster enclosure can be seen and reported. There was much trash piled at the dumpster area on the ground. Leaves need to be removed from the property and the gutters cleaned now that all the leaves have fallen.

The Board requested bids for landscape to be discussed at the February meeting. The 2016 anticipated projects will be discussed at the next meeting. The Board will prioritize projects by their safety and not aesthetic.

Adjournment/Date of Next Meeting:

The next board meeting will in February 6, 2015 at 10:00 am at the offices of Poudre Property Services. With no further business before the board, Dale motioned for adjournment of the 2015 University Courts Annual meeting at 11:30 am. The motion was seconded and all approved.

