

**University Courts Condominium Association
Annual Meeting – November 18, 2017**

Call to Order:

The 2017 Annual Meeting was called to order at 10:00 am at Poudre Property Services by Dale Becker.

Determination of Quorum/Proof of Notice:

Sandra Oldenburg- Poudre Property Services
Homeowners Michael Schaff, Dale Becker, Paul Thibert were present,

With only 7 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 Notice was provided by the managing agent to the members.

Approval of Minutes:

The 2016 Annual Meeting minutes were distributed.

Director's Report:

Sandra reported the HOA is in good financial condition. The Board discussed the proposed completed 2016 completed projects. PPS has reported that the fall has been quiet. There has been no major water leaks this year. The Board discussed the future of the roofs and was presented with the potential costs. The Board would like to review this in the Spring at the walkaround and invite the roofer. PPS will prepare a breakdown of bill owners for the roofs with either a special assessment or increase just for roof replacement.

Election of Officers:

The current Board has agreed to remain for another year.

2018 Budget

The board reviewed the 2017 year to date expense and income. A motion was made and seconded to approve the budget with no increase and a change to office general line item. Motion passed unanimously.

New Business:

Condition of the Property Inspection

The Board conducted a walk-through inspection prior to the meeting and noted the gutter on A building is in need of repair. Dale also reported that A104 has a coach stored on the front porch. There was concerns about snow removal on the stairs and in need of ice melt in the future.

Adjournment/Date of Next Meeting:

The next board meeting will in May 5th, 2018 at 10:00 am at the property for the annual inspection. With no further business before the board, Dale motioned for adjournment of the 2017 University Courts Annual meeting at 10:34 am. The motion was seconded and all approved.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services