

**Ashberry Lane Condominium
Annual General Meeting Minutes
Sunday, January 23, 2022
Held via Zoom**

Roll call of members to ensure quorum:

In attendance: John Keane (#1), Alvin Moser (#2), Barbara Purn (#3), Virginia Davis (#5), Jason Karaivanov (#6), Amy MacNaughton (#7), Gerri Rasmussen (#9), Monica Sanches (#12), Jill Murray (#13), Lynn Ayra (#14), Martha Lau (#15), Judy Fleenor (#16), Doug and Deborah Young (#18)

Proxies: Tim Morris (#8), Vannie Nghe (#17) and Craig Ashcraft (#10)

Absent: Benita Ikewuoha (#4) and Jason Chao (#11)

Minutes of the January 17, 2021 AGM as prepared by the Secretary, **Approved**

Report of 2021 Accomplishments:

- Update of Reserve Study completed
- Painted new fences and gates and completed minor repairs on gates
- Resealed asphalt on driveway
- Completed moss control and gutter cleaning on roofs
- Removed birch tree from entryway
- Made minor repairs to entryway lights
- Added address numbers to one building, previously not done

2021 Financial Report and 2022 Budget

Motion #1: To approve the 2021 Financial Report. **Approved**

Motion #2: To waive a formal audit of the HOA finances. **Approved**

Motion #3: To approve the 2022 Budget as adopted by the Board. **Approved** by a majority vote with 3 homeowners objecting.

Election to the Board: Two current board members' terms expired, John Keane and Craig Ashcraft. John Keane was nominated to serve on the board for another 3 years. He agreed to serve and his nomination was **approved**. The board would like to thank Craig for his contributions over the past 3 years. Rather than adding more board members, it has been suggested that board members reach out to homeowners for their expertise on specific projects. Gerri Rasmussen will be leasing her unit (#9) for a year. The idea was presented to homeowners that since she is Board Treasurer and would be doing HOA business off site, this could cause a security risk to HOA finances. Further discussions on this issue will take place at the first board meeting in early 2022 when board members elect positions.

Open items:

There was a significant amount of time spent discussing HOA yearly cost increases including, but not limited to, water, sewer, and insurance premiums. Based on the Reserve Study there are major maintenance items projected in the near future, i.e., windows and roofs. Although a \$50 per month dues increase was approved and implemented as of Jan. 1, 2021 **homeowners need to be prepared for a significant HOA dues increase on Jan. 1, 2023.**

Trash and recycling - some homeowners are not paying attention to the rules regarding garbage and recycling. The bins tend to be filled with items that should not be recycled and boxes are not being broken down. Barb Purn has volunteered to provide additional information and post for all homeowners.

A summer potluck will take place this year. Additional information will be sent at a later date.

Regards,

Virginia Davis
Ashberry Lane HOA Secretary