

MAPLE GLEN OWNERS' ASSOCIATION
Annual General Meeting
January 18, 2019

MINUTES
(unapproved)

DATE & TIME Pursuant to Article 2, Section 2.2 of the Amended Bylaws of the Maple Glen Owners' Association, the Annual General Meeting was held on Friday, January 18, 2019 at The Masonic Lodge, 2626 W. Maplewood Ave., Bellingham, WA 98225.

OFFICERS Association Manager Judy Hamner called the meeting to order at 6:33 PM. Board members present were Nicole Pentsak, President; Megan Penrose, Vice President; Ellen Packer, Secretary; and Todd Rowe, Treasurer.

ROLL CALL The following units were represented:

Joseph Schmidt	104
Judy Mullenix	109
Reuben Washkow	111
Ellen Packer	112
Lorie Marcus	121
Marie Robart	125
Taras and Nicole Pentsak	208
George Siler and Jennifer Raboteau-Siler	221
Todd Rowe	223
Aaron and Megan Penrose	307

The following units were represented by proxy and/or ballot:

Robert and Ma Cristina Lagana	205
Peter Hester	206
Charlene Sundseth	224
Tammie McArdle	305

QUORUM Fourteen units, or 28% of the allocated interest, were represented; thereby constituting a quorum of the authorized number of unit owners.

MINUTES The Minutes of the January 22, 2018 Annual General Meeting were distributed to all directors and owners in the Annual General Meeting packet. With no corrections or additions, Todd Rowe made a motion to approve the Minutes as published, second by Ellen Packer. With a show of hands, members voted unanimously to approve the motion.

TREASURER'S REPORT The October 31, 2018 financial reports were distributed to members in the meeting packet; and the year-end reports were distributed at the Annual General Meeting. As of December 31, 2018 the Association's total cash assets were \$106,135.25, with \$909.62 in the operating checking account, \$49,426.77 in the reserve savings account, and a combined total of \$55,798.87 in six certificates of deposit.

ISSUES AND RESOLUTIONS Issues and proposed resolutions were included in the Annual General Meeting packet that was mailed to members prior to the meeting. Voting was conducted by a show of hands and results were announced at the meeting.

The 2019 Annual Budget Resolution. The Board approved a 2019 budget of \$111,611 with Operating expenses totaling \$86,611 and a Reserve contribution of \$25,000. When compared to the 2018 annual budget, Operating expenses are increasing by \$3,800, the Reserve Contribution is increasing by \$6,650, and there will be an increase in the 2019 monthly assessments. Judy Hamner told members that the Association is in the process of building up reserve funds to a middle-of-the-road funding level. She noted the cost of natural gas stayed the same, so for the Maple Glen units that use gas, there was no budget increase for that.

Following discussion, it was noted that there was insufficient representation at the meeting to vote down the 2019 Annual Budget Resolution (51% required); therefore, it was automatically ratified. Members were asked to provide an advisory vote and they were unanimously in favor of the 2019 Annual Budget Resolution.

ELECTION

The current terms of all Board Members are expiring, and incumbents Judy Bracken-Commissaris, Ellen Packer, Nicole Pentsak and Todd Rowe agreed to stand for re-election. Also Peter Hester previously agreed to run for a Board position. There were no volunteers at the Annual General Meeting. So with five candidates for the five open positions, Judy Bracken-Commissaris, Ellen Packer, Nicole Pentsak, Todd Rowe and Peter Hester were unanimously elected to serve one-year terms on the Board of Directors.

GENERAL BUSINESS

The following items were discussed:

- Judy Hamner reported that the walkway decking at Maple Glen is showing signs of wear, and the corners of walkways need to be re-caulked where previous patches were applied. Hamner said replacing the decking will be an expensive project, and she suggested replacing the decking on one building during 2019. Hamner said the Board will determine which building is in the greatest need of decking replacement, and several bids will be solicited.
- Members present agreed that it was sufficient to post the annual audit report on the web bulletin board (best4rentals.com/condos/mapleglen/) rather than including it in the AGM packet mailed to members.
- Ellen Packer asked members to report any burned out light bulbs to her and/or to Judy Hamner.
- Ellen Packer expressed her thanks to Marie Hobart who regularly sweeps the exterior walkway by her unit (125).
- Reuben Washkow reported that toys from an upper level unit occasionally fall onto his deck.
- Jennifer Raboteau-Siler said she has noticed a car repeatedly parking in the fire lane. Board members told her they are working this ongoing problem with the resident of unit 202, who happens to be the owner's son. Judy Hamner will send a warning letter to the owner of 202.
- Jennifer Raboteau-Siler, who has three parking spaces and only one car, reported that people often park in her spaces, so her guests aren't able to park there. Judy Hamner said residents should report ASAP to a Board Member when they see that someone parked in their space or in a no-parking zone. Hamner also mentioned reminded Raboteau-Siler that she could rent one of her parking spaces, if she chose to do that.
- It was noted that current/former Board Members Ellen Packer, Nicole Pentsak, Todd Rowe and Megan Penrose are authorized to have vehicles towed from Maple Glen. And Nicole Pentsak will put a sticker on the window of any violating vehicle.

- Reuben Washkow told members he was informed that if someone repeatedly parks in a violating space, the police will ticket the vehicle owner if photo verification of three parking violations is provided.
- Marie Robart reported seeing lots of trash by the mail boxes and asked if a trash receptacle could be put there. Judy Hamner told her it has been windy lately, which causes trash to blow around. She suggested asking the landscaper to remove any wind-blown garbage.
- Marie Robart reported that the porch light globe at her unit needs replacing.
- Lorie Marcus reported a hole or crack in the siding of her unit underneath the large window.
- Joseph Schmidt said when it rains, water pours out and over the high gutters on the back side of his unit (104). Judy Hamner told him she will have the gutters checked.

ADJOURN With no further business, the meeting was adjourned at 7:25 PM.

Respectfully submitted by:

Secretary,

Date

APPROVED

President,

Date