

Annual Meeting Minutes  
Blakewood Court Homeowners Association

Date: July 14, 2012

Time: 11:00 A.M.

Place: Courtyard at Blakewood Court

Agenda:

1. Roll call of members present entitled to vote
2. Inspection and verification of proxies
3. Reading of minutes of preceding annual meeting
4. Report of officers
5. President's Report
6. Committee Reports
7. Election of members to the Board of Directors
8. Unfinished Business
9. New Business
  - a. Budget
  - b. Investment of Reserves
  - c. Possible Major Structural Repairs

Item 1 and 2. The meeting was called to order at 11:02 a.m. by Ray Limoges. Roll was called and the following members were present: Ray Limoges, Peter and Linda Jeschofnig Amelia Trentaz, Jim and Helen Nester, Linda Maggoire, Dorothy Cerise, Ashton Durrett, Elsie Oaks. Debbie Sanderson, Association Manager and Bob Patillo, Engineer were also present. James Fels was present by proxy. A quorum was established.

The following members were not present: Kaplan/Debus, Fred Malo and Oakes LLLP.

Item 3. The minutes were provided to all owners. Ashton Durrett moved and Linda Maggoire seconded to waive reading and approve the minutes of the last annual meeting. The motion carried unanimously.

Item 4. Jim Nester presented a Treasurer's Report. There was discussion.

Item 5. Ray Limoges presented a President's report on the issue of the settling/engineering matter pertaining to several units. Bob Patillo was present and there was discussion. A plan to address the matter was proposed as follows:

1. Camera the drainage lines and map the drainage pattern
2. Lift the structure of two units suffering the most settling
3. Monitor the units, where base line numbers were obtained
4. Repair downspouts and perform other drainage mitigation

The cost shall not exceed \$10,000 without further review. Ashton Durrett moved and Linda Jeschofnig seconded to approve the expenditure and mitigation plan as presented. The motion carried unanimously.

Item 6. There were no Committee reports.

Item 7. Nominations for members of the Board of Directors were called for by Ray Limoges, the President. Dorothy Cerise moved and Ashton Durrett seconded to retain the current board members. Ray Limoges has declined a board position, but will remain a committee member for the engineering matter. Motion carried unanimously as amended.

Item 8. Unfinished business included a discussion regarding roof replacement. Several estimates were reviewed and discussed. More bids will be obtained. Linda Jeschofnig suggested obtaining bids for Solar shingles and has agreed to do so for the board. The members also discussed financing options, special assessment and other payment options. This matter shall be referred to the board for further action. Linda Jeschofnig moved and Jim Nester seconded to move forward with the roof matter and revisit at a special meeting of the members for the purpose of approving a bid chosen by the board. Motion carried unanimously.

Item 9. New business. The 2012 budget was presented by Jim Nester. The dues amount will remain the same. There was discussion. Ashton Durrett moved and Dorothy Cerise seconded ratification of the budget as discussed. The motion carried unanimously.

See President's Report for Structural Repair matter.

Jim Nester moved and Dorothy Cerise seconded to adjourn. The meeting adjourned at approximately 12:30 p.m.

Respectfully submitted,

Debbie Sanderson  
Association Manager

Immediately following (12:45 p.m.) a Board meeting was held.

The Board elected the following members and elected to waive officer positions:

Jim Nester –  
Ashton Durrett –  
Dorothy Cerise –  
Linda Maggiore –  
Linda Jeschofnig –

Ray Limoges – Engineering committee member

Elsie Oaks presented a request to enlarge her patio behind her unit. Specifications were discussed that include a “trex” style decking, similar coloration, maximum depth and width per the guidelines and there will be no railing. Jim Nester moved and Dorothy Cerise seconded to approve the enlargement specifications as discussed.

The next board meeting will be scheduled at a later date to be determined.

Jim Nester moved and Ashton Durrett seconded to approve the minutes of the last Board Meeting. Motion carried unanimously.

The meeting was adjourned at 1:20 p.m.

Respectfully submitted,

Debbie Sanderson  
Association Manager