

Annual Meeting Minutes
Blakewood Court Homeowners Association

Date: July 25, 2025

Time: 10:00 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 – painting
9. New Business – Budget

Item 1 and 2. The meeting was called to order at 10:10 a.m. Roll was called and the following members were present: Ashton Durrett, Linda Maggoire, Susan Maisch, Lauren Chapman, Murray and Cindy Booth, Seth Cole, Ken Robinson, Mary Dorman and Dorothy Cerise. Debbie Sanderson, Association Manager, was also present. There was one valid proxy from Oakes LLLP. A quorum was established.

Item 3. The minutes of the preceding annual meeting held June 29, 2024 were provided to the members in the meeting packet. Motion made by Ashton Durrett and seconded by Ken Robinson for approval of the meeting minutes. The motion carried unanimously.

Item 4 and 5. There were no formal officer reports or a President's report.

There was a member discussion. Seth Cole stated he is having trouble with the sewer drain in front of his unit. There is a low spot. This will be monitored for further action. Cindy Booth is having trouble with squirrels. There was discussion regarding the landscaping and weed control. Also, the trees needs trimmed. There remains a problem with dripping asphalt from the roofs.

Painting has been approved for one building. Owners will be responsible for the cost for exterior paint. The remaining buildings will be reviewed for painting over the next two to three years. It is anticipated a special assessment will be

imposed for the cost and the owners of the building being painted will be responsible for the cost.

Item 6. There were no formal Committee reports.

Item 7. Nominations for members of the Board of Directors were called for. Ken Robinson was nominated. The nomination carried unanimously. The following board members were retained: Ashton Durrett, Murray Booth, Lauren Chapman and Sue Maisch. The members thank Linda Maggiore for her many years of service.

Item 8. There was no unfinished business to discuss that has not already been addressed under other items.

Item 9. New business.

The 2025-2026 budget was presented by Debbie Sanderson. The assessment remains at \$375. Reserves are starting to accrue. There was discussion. Motion made by Linda Maggiore and seconded by Murray Booth for ratification of the Budget. Motion carried unanimously.

A bank account for the reserve funds will be opened and investment options considered. Motion made by Ashton Durrett and seconded by Murray Booth. Motion carried unanimously.

Ken Robinson asked about posting either a US or Canada flag outside his unit. A flag is approved provided it does not block sidewalk access.

Motion made by Seth Cole and seconded by Murray Booth to adjourn. The meeting was adjourned at 11:45 a.m.

The Board of Directors then elected Officers. Murray Booth, President, Ashton Durrett, Vice President and Lauren Chapman, Secretary/Treasurer.

Respectfully submitted,

Debbie Sanderson, Association Manager