

Meadow Cove Condominiums
Annual Meeting
November 9, 2007
7:00 P.M.
Proposed Agenda

Open, Call to Order 7:07PM November 9, 2007

Members in Attendance

Jeremy Voge B-3
Brian Sward C-4
Dave Greenberg D-4
Toby Cruse B-4
Tanya & Alex Krupetskiy D-2
John & Lynn Tavery B-5
Mike & Milissa Chesonis C-3
Richard Maroon D-1

Members by Proxy

Shelly Stuart A3
Karl Bierbaum B6

Review and Approve Previous Annual Meeting Minutes

2006 meeting minutes approved with no changes

Review 2007 Year To Date Financials

Under budget on almost all line items due to doing owner maintenance of common areas.

We expect you to be under budget due to changing insurance to American Family.

Need to vote where to put \$6000 since under budget, put into reserve or refund to owners.

Receivables look good all dues caught up, no owner behind on dues.

Reserve currently has \$29000 in account.

What to do with over budget for 2007, Put in reserve, pay back to owner, or put to 2008 budget?

Approved to put into reserve account

Review and Approve Proposed 2008 Operating Budget

We are not projecting a increase in dues.

Management fee is 5% increase which is standard

Office expenses down due to postage being down.

Banking fees down because of ACH only charge. Alpine does not charge a monthly bank fee.

Insurance decrease due to change in insurance company

Trash increase due to fuel increase

Gas decrease due to over budgeted last year

Water Increase due to rate increase from Snake River Water District

Reserve increase per reserve budget

Water and gas adjusted at the end of the year.

Motion to approve 2008 budget approved

Reserve budget for carpeting, just needs cleaning not replaced. Get cleaned and let board decide next spring if need replaced.

KTTR to get bids for resealing sidewalks.

Old Business

Toby ok to mow lawn until dog waste gets bad, please pick up after your dog

Richard and Jeremy to shovel snow

KTTR to get light bulbs to store on site High energy bulbs (indoor and outdoor)

KTTR to fix lights on walkways by Buildings A&B next spring, piping bad needs replaced

KTTR to look into timers for walkway lights

Light by fire hydrant not working, look into bulb or pipe?

There is a shovel for each building

Landscaping is it enough-need high quality top soil if want to keep nice, grass on clay.

If want to do any improvements have \$3000 in reserve every 3 years for Landscaping.

Toby wanted to replace waterheater/plumber expressed that all in B building should replace at same time, they are getting older. May be more cost effective if all done together. May need to flush all water heaters.

New Business

Elections of officers

Jeremy Voge-VP-Treasure

Richard Marron-President

Lynn Tavery -Secretary

Mail boxes

\$500 for installation of them

Send letter to see response to mailboxes

Open Discussion

Rocks added around buildings to cover Styrofoam/work on next summer

Put together clean up day next spring

Rock wall looks to be ok

Light bulbs too high, need replaced, KTTR to look into buidlings B&C above stair case

Exterior window cleaning-KTTR use South Park Window Cleaning-Owner expense

Motion to Adjourn 7:55 PM