

**Glen Cove
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
November 14, 2012**

The regularly scheduled Annual Meeting of the Glen Cove Homeowners' Association was held on Saturday, November 14, 2012, at Wilderndest Commercial Center. The meeting was called to order, at 6:05 P.M.

ROLL CALL

Pursuant to the Bylaws, the representation of ten percent (4 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

Unit #	Owner Present	Unit #	Owner Represented by Proxy
31, 33 Crystal Cove and 41 Glen Cove	Steve Beck	G33	Sheila Wilson
67 Sapphire Cove	Jack Carpenter		
26 Crystal Cove	Amy Sward-Patton		
63 Glen Cove	Heather Wood		
G68	Abdul Wylie		
61 Glen Cove	Amelie (Coleen True)		

Present from Wilderndest [WPM] was Sheila Skaggs, Community Association Manager and Tabby LaFrance, new Senior Property Manager.

Proof of notice of meeting was noted. A roll call was taken. Quorum requirements have been met with 10% represented in person or proxy.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE NOVEMBER 16, 2011 ANNUAL MEETING WERE APPROVED AS WRITTEN.

OWNER COMMENTS

- Paint on decks – A discussion was held concerning repainting the upper decks (HOA). The cost to repaint the additional decks will be sent to the owners to see if they want to repaint their additional deck.

- An owner commented that WPM must be more diligent about watching for parking violations. There are significant problems with parking on the street in the winter which causes access and snow plowing problems.

REPORT OF PRESIDENT

The President, Jack Carpenter, explained the job of being on the Board of Directors:

- a) Oversee property projects
- b) Address owner issues
- c) Evaluate financial statements – making sure the Reserves have adequate funding
- d) Oversee owner comments and complaints
- e) Evaluate management contracts
- f) Oversee the property inspections and walkthrough
 - Some shed roofs were replaced this season and more will be completed in 2013. The approximate cost is \$800 per roof.
 - The roofs and siding are major projects set for the near future and are on the Major Maintenance Chart.
 - There will be no dues increase for this Budget year. It is probable that there will be a dues increase in 2014 of 5% for future years but it will be addressed at that time. This increase is needed to fund major maintenance projects.
 - The real estate report was discussed. There are no foreclosures in Glen Cove at this time.

REPORT OF MANAGEMENT

Ms. LaFrance presented her Property Management report.

- The Board would like Ms. LaFrance to place notices on each unit that explain the parking rules and not letting the garage doors stay open in cold weather.
- All violations issued must contain the full address and unit number and a letter explaining the details of the violation.
- The Board would like Gentry to spray for weeds twice in 2013; once in June and then again in the fall.
- Roofs will be inspected for damages in the spring. The inspection will include soffits.
- The Major Maintenance Chart will be put into the Wildernest format and sent to the Board for approval before posting on the website.

FINANCIAL CONSIDERATIONS

The financial report was reviewed with the Balance Sheet and Income Statement

The financials are posted monthly on the Glen Cove website at www.wildernesthoa.com.

The Board approved 2013 Budget was reviewed. There is no dues increase.

RESOLUTION: Upon motion made, duly seconded, and approved by the membership with no objections, the 2013 Budget was ratified.

RULES AND REGULATIONS

Steve Beck reviewed some of the problem areas concerning adherence to the Rules and Regulations.

The most common problems involve parking. All owners are encouraged to convey the Rules and Regulations to new tenants. The violations should use 2 warnings then fines.

OLD BUSINESS

- The units will be touch up painted in the spring.
- Cracksealing will be done yearly to prevent major asphalt problems.

NEW BUSINESS

- Windows and door replacements need to be approved by the Board before installation. An owner wants a darker color on his entry door. The paint color sample needs to be submitted to the Board for approval.
- A discussion concerning installing cluster mail boxes in the complex was held. Any vote on the issue is tabled at this time.
- Ms. LaFrance needs to obtain the correct paint codes from Sherwin Williams so the HOA will have them documented.
- At times, owners will install outdoor lighting which is entirely too bright. Ms. LaFrance will make note when this happens and issue a violation.

ELECTION OF DIRECTORS

Nominations;

Jack Carpenter

Steve Beck

Amy Sward

Heather Wood

Amelie True

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board is being elected without secret ballot.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, by acclamation, the entire Board is elected as nominated.

NEXT YEARS MEETING

A spring walkthrough will be held on June 8, 2013 at 9:00 am

The 2013 Annual Membership Meeting will be on November 13, 2013, 6:00 PM at WCC.

ADJOURNMENT

The meeting adjourned at 8:10p.m.

POST ORGANIZATIONAL BOARD MEETING

Call to Order at 8:12 p.m.

All officers are nominated and appointed as is. No changes noted.

Adjourned at 8:15 p.m.

