

GLEN COVE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

November 12, 2015

The regularly scheduled Annual Meeting of the Glen Cove Homeowners Association was held on Wednesday, November 12, 2015 at the Wilderndest Commercial Center. The meeting was called to order at 6:06 P.M.

ROLL CALL

Pursuant to the Bylaws, the representation of 10% (4 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
C11	Katy Early	C16	Russell Clement
C31	Steven Beck	C24	Robert Patton
C33	Steven Beck	C26	Amy Sward-Patton
G41	Steven Beck	S50	Daryl and Kay James
G48	Timothy Shinn	S70	Thomas Schnitzius
G50	Timothy Finnigan		
G61	Amelie True		
G63	Heather Wood		
G68	Abdoul Wylie		
G79	Richard Reen		
S67	Jack Carpenter		

Present from Wilderndest [WPM] was Nicky Soupal, Community Manager.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE NOVEMBER 13, 2014 ANNUAL MEETING WERE APPROVED AS AMENDED.

PRESIDENTS REPORT

It was reported:

- The board watches the HOA finances and plans for future expenses through the reserve fund.
 - There is a 5% dues increase for 2016.
 - With small increases, the HOA is on target to tackle larger future expenses such as roof and siding replacements.
- Real Estate values seem to be on an upward trend.

- Two units sold in 2015 for roughly \$317,000 and \$320,000.

MANAGEMENT REPORT

Major projects completed:

- Exterior/Deck Painting
- Seal coat and crack seal
- Roof inspection and repairs

Future projects:

- Concrete work

Owners were reminded to turn on heat tape.

FINANCIALS

The 2016 budget was reviewed which includes a 5% dues increase with \$2,293 contributed to reserves.

RESOLUTION: BY UNANIMOUS VOTE, THE 2016 BUDGET WAS APPROVED AND RATIFIED.

ELECTION OF DIRECTORS

RESOLUTION: BY PROCESS OF ACCLAMATION, JACK CARPENTER, STEVE BECK, ABDOUL WYLIE AND COLLEEN TRUE WERE RE-ELECTED TO SERVE ON THE BOARD. HEATHER WOOD WAS ELECTED TO SERVE AS A VOTING MEMBER. CHERYL BREEMAN WILL BE A NON-VOTING MEMBER.

OWNER'S FORUM

It was noted:

- Swelling is occurring in G48's belly bands. It looks like the painters did not re-caulk the windows appropriately. The owner will send pictures to WPM and the Board will check units.
- WPM will give G48 their markers back.
- Raking can help avoid insecticides.
- Bird's nests cannot be taken down or destroyed once birds have migrated.
- C11 requested a rock be placed between Sapphire Cove and Glen Cove (because a tree was knocked down by a car).
- G79 has trouble with ice dam build ups. WPM will monitor and confirm heat tape is working at garage.

NEXT YEAR'S MEETING DATE

Thursday, November 10, 2016 at 6:00 P.M.

ADJOURNMENT

The meeting was adjourned at 6:44 P.M.

**GLEN COVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – POST ANNUAL MEETING
November 12, 2015**

The following officers were designated:

President	Jack Carpenter
Vice President	Steve Beck
Secretary	Amelie (Coleen) True
Treasurer	Heather Wood
Member at Large	Abdoul Wylie
Non-Voting Member	Cheryl Breeman