

WATCH HILL HOMEOWNERS ASSOCIATION

ANNUAL MEETING

May 5, 2012

The regularly scheduled Annual Meeting of the Watch Hill Homeowners' Association was held on Saturday, May 5, 2012, in the Wilderndest Commercial Center. The meeting was called to order at 10:06 a.m. following a walkthrough of the property.

ROLL CALL

Pursuant to the Bylaws, the representation of fifty percent (11) of the units is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

Owners Present 	Owners represented by Proxy
111-White	122-Labate
113-Camerlo	124-Sivils
121-Sturm	214-Raust-Siems
123-Reite	
125-Johnson	
211-Turner	
213-Cordy	
216-Kraayenbrink	
226-Seamans	

Present from Wilderndest Property Management (WPM) were Don Wagner – Community Manager, and Clay Chambers – Property Manager. All persons present introduced themselves.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE MAY 21, 2011, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT AND PROPERTY CONCERNS

President Reite reported:

- Things are in good shape.
- Siding issues appear to be fully resolved.
- Wire railings are holding after the last set of repairs.
- The new carpet needs some minor repairs but is in good shape.
- Boiler room pipes are having some proactive repairs.
- The HOA has no line of credit but reserve fund is looking better.
- Owners must weigh special assessments versus reserve balance.

REPORT OF MANAGEMENT

Mr. Wagner noted that Wilderndest is pleased to continue to be able to manage the property. He also reminded owners about the broad range of additional services offered by the company, including carpet cleaning, a full service construction division, housekeeping/short term management, and in unit basic mechanical repairs.

Mr. Chambers gave a brief management report that noted:

- Winter items removed.
- Boiler room ant problem resolved.
- Carpet repairs noted during the walkthrough have begun.
- A variety of other repairs related to paint touch-up and minor roof repairs will be started soon.

He appreciates being able to manage the community.

FINANCIAL REPORT AND BUDGET

The current financial shape of the Association was briefly reviewed. As of March 31, 2012, there are assets of \$74,084.59 and liabilities of \$14,633.05 with overall equity of \$59,451.54. The year to date income statement shows an operating loss of \$3,028.30 versus a budgeted loss of \$4,128.00.

The proposed budget was discussed in detail. The proposed budget projects an operating loss versus income of \$10,152.00. The owners reaffirmed the proposed budget, but felt a 4% dues increase, all applied to operating, should be included to reduce the operating loss.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE 2012-2013 BUDGET WAS APPROVED AS PRESENTED WITH A 4% DUES INCREASE, ALL APPLIED TO THE OPERATING FUND.

The Board president agreed to write a letter to owners about damage to the carpet by cigarette butts, fire danger with throwing butts off the balcony, and using the walkway cables to scrape boots. This will be sent with the new dues allocation and approved annual budget.

ELECTION OF DIRECTORS

There is one director position open for election at this time. Chris White agreed to run for re-election. There were no other nominations or volunteers for the position.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, A SECRET BALLOT SHALL NOT BE HELD AND CHRIS WHITE WAS RE-ELECTED TO THE BOARD OF DIRECTORS FOR A 2 YEAR TERM.

NEXT MEETING DATE

The next Annual meeting of the Watch Hill Homeowners Association shall be May 4, 2013, at 10:00 a.m. and will be preceded by an onsite property walkthrough at 9:00 a.m.

ADJOURNMENT

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MEETING ADJOURNED AT 12:03 p.m.

POST-ANNUAL ORGANIZATIONAL MEETING

Called to order at 11:47 a.m.

By consensus the officer positions shall remain the same.

The meeting adjourned at 12:03 p.m.