

DISHAROON RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
August 1, 2020

The meeting was called to order at 1:15 p.m. in the Big Canoe Swim Club. President, Lewis Richardson, welcomed and thanked everyone for coming and for owners' support. Judy Phillips, Steve Neck and Pat Culbertson were thanked for past service on the Board. Proxys and Ballots were collected for counting by Cindy Neck and Elaine Estill.

POA candidate, Amy Tropfenbaum was introduced and welcomed. She outlined her background and experience in accounting. She then gave updates on the proposed Capital Contribution, water/sewer bill structure and research being done on this and other Community issues.

- Reading of the Minutes of the July 6, 2019 Annual Meeting were waived. Said Minutes had been posted on the disharoonridge.com Web site and copies were available for review prior to meeting.
- Judy Phillips, Secretary, reported a total of 31 ballots - 17 attending (representing 18 units), plus 13 proxies) out of 38 units constituted a quorum.
- Current Board Members in attendance were introduced – Lewis Richardson, Ernie Hensley, Roger Estill, Berkley Badger, Steve Neck, and Judy Phillips.

OVERVIEW OF YEAR:

- Our priorities for the past year were Repairs and Painting Project, and Unit 420 issues.
- Owners reminded to be good neighbors by obeying, and asking guests to obey, published rules, in particular rules regarding noise and quiet times.
- Issues regarding parking problems and setting rules for parking for guests' and owners' extra vehicles were discussed.
- Board requested owners submit proposal to add additional rules regarding vehicles and parking. Owners' advised by Board that Rules No. 12 and 13 address this issue. Owners may also call Public Safety – 706-268-3376, for permission to park extra vehicles in the Chapel's lower level of parking lot.
- Owners advised to call Security regarding constant Dog/Pet noise (Rule 14).
- Owners asked to report any Trash house issues - inefficient bagging of trash and leaving large items outside.
- Trees demand ongoing maintenance. Owners asked to report any issues with dead trees, limbs.
- Maintenance of railings, steps and walkways is ongoing for safety and aesthetics.

REPAIRS AND PAINTING PROJECT:

- In initial planning stage, Building 10 was selected to be first in our repair and painting project. It was in worse shape due to more sun exposure and its location made it a better showcase for new paint scheme and colors.
- Buildings 4 and 5 were selected next due to their being in more shaded area with more decayed wood which required immediate repairs.

- After obtaining and reviewing numerous bids, a new Contractor was selected for repairing and painting Buildings 4 & 5. Everyone is very pleased with new contractor and excellent performance. Buildings 4 & 5 were completed on budget and in 2 weeks each.
- Current status is 3 buildings have been completed with 4 more to complete. Initially using the "Pay/Go" plan funds would be available to do 2 buildings this year and 2 next with all being complete in 24 months.
- It was suggested to obtain financing and complete all buildings within 12 months. A committee will be formed to investigate this.

UNIT 420 STATUS:

- Our attorney was in process of filing for foreclosure, but process had to be postponed due to virus pandemic shutdown of businesses and courts.
- Owner proposed making payments over period of time. Board rejected offer and requested payment of \$36,000 to forestall foreclosure proceedings. 420 Owner has not responded within 30-day time frame issued. Board is contacting attorney to proceed with foreclosure.

FINANCIAL:

Roger distributed copies of the financial report. (A copy of this report is attached to the official minutes and posted on web site). Current Bank Balance is \$1,584.

- Year-to-date Income is \$107,135. Net after 5% discount for annual prepayment of fees.
- Year-to-date basic operating expenses are \$22,422. which is in line with budget.
- Year-to-date maintenance and repairs expenses are \$2,543.
- Year-to-date for major building repairs and painting - \$80,586.
- Year-to-date legal - \$3,474 is all related to Unit 420, which we hope to recover in foreclosure.
- Cash Reserve Balance as of 7/31/20 - \$17,860.
- Accounts Receivable total - \$26,436 of which \$23,178 is due to Unit 420; balance is being collected.

OWNER CONCERNS DISCUSSED:

- Insurance – being shopped/reviewed? Insurance coverage – Association vs. Owner responsibility – Association policy covers entire building inside and outside structure as originally constructed... Owner responsible for any upgrades made. \$5,000 deductible – paid by owners' contents policy if original cause of damage originates in a specific unit.
- Further discussion ensued regarding the Repair and Painting Project for remaining 4 buildings. Pros and Cons of keeping fees at higher rate and continue with plan to do 2 buildings this fiscal year (July 2020-July 2121) and last 2 buildings next fiscal year (July 2021 – July 2022) vs. obtaining financing and completing all buildings within 12 months.
- Chuck Gauntner made a motion to form a committee to investigate financing so buildings can be completed within 1 year or less. Ray Huffman seconded the motion and motion carried unanimously.
- Posting of financial statements and general ledger was discussed.

- Frank Procell made a motion for the Board's Treasurer to prepare a general ledger and to post within 30 days after each quarter on the disharoon.com web site for review by owners. Motion seconded by Ray Huffman and carried unanimously.

LANDSCAPING:

- Lewis reported, he along with help from Chuck G. and Nick and other owners have been blowing leaves off roads, parking areas, walkways. Also cleaning up and removing debris from construction around Bldg. 10. Installed Pine straw throughout and pressure washed common area patio and furniture.
- A "clean-up Disharoon area" Day was proposed by Saul and he will coordinate same.
- Blowing all streets, walkways and steps was discussed. A motion was made by Sandra Coxon for all steps, walkways, platforms on each building be blown off on a regular basis to maintain safety and aesthetics. Motion seconded by Ray Huffman and carried unanimously.
- Blowing off roofs and gutters will be put on landscape list.
- Exterior lights discussed. Hiring Electrical contractor will be discussed by board.
- Reminder – No satellite dishes may be installed on roof. This invalidates Roof Warranty. Board will find out which dishes are not in service and will have removed.

Announcement of Election of 2020 - 2021 Board Members:

Secretary, Judy Phillips, reported the following have been elected as the members of the Board of Directors of Disharoon Condominium Association:

Berkley Badger, Roger Estill, Ernie Hensley, Lewis Richardson, Kimberly Eschenbach, Chuck McKnight and Jean Tripi.

Officers will be elected at Board of Directors meeting following the annual meeting.

Lewis thanked everyone for coming. Motion to adjourn meeting was made by Steve Neck, seconded by Berkley Badger, and carried unanimously.

There being no further business, the meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Judy Phillips

Judy Phillips
Secretary