

DISHAROON RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
August 21, 2021

The meeting was called to order at 12:35 p.m. in the POA Lodge. President, Roger Estill, welcomed and thanked everyone for coming and for owners' support. Proxys and Ballots were collected for counting by Liz Davis and Kimberly Eschenbach.

- Reading of the Minutes of the August 1, 2020, Annual Meeting were read by Secretary, Kimberly Eschenbach.
- Kimberly Eschenbach, Secretary, reported a total of 28 ballots - 19 units represented, plus 9 proxies out of 38 units constituted a quorum.
- Current Board Members in attendance were introduced – Ernie Hensley, Roger Estill, Saul Coronado, Jean Tripi, and Kimberly Eschenbach

OVERVIEW OF YEAR:

- Our priorities for the past year were automating the books repairs and painting project of buildings 6 and 7, tree trimming, and the sale of 420.
- Seven units were closed during the year.
- All Assessments are current and up to date. We are now collecting the \$10.00 closing doc fee and have increased the transfer fee to \$200.00
- We are also collecting Late Penalties of 10% and Interest of 1.5% a month on Assessments not paid by the first of the month.
- Bids were obtained on all insurance, landscaping, pest control, as well as other services to determine any savings. Items will be addressed by the new board
- During the gathering of the insurance information, we discovered the board was under-insured in the case of action being taken against the board. State Farm has increased those levels, so the board is properly covered.
- Two structural projects were identified and will be addressed by the new board water damage in building 5 and termite damage in buildings 4 and 5.
- Switched to Bank OZK online system for assessment payments.
- Moving to ZOOM board meetings to allow unit owners to attend if they so choose. We had four-unit owners participate in the annual meeting via ZOOM.

FINANCIAL:

Jean Tripi distributed copies of the financial reports

- A copy is attached for review
- In addition, to the on-line assessment payments through our current bank, Bank OZK we are now using a computerized accounting system. Quikbooks for accuracy in accounting, reporting, and the ability to audit internally.
- Thanks to Jean for setting up the on-line system

OWNER CONCERNS DISCUSSED:

- Further discussion ensued regarding the Repair and Painting Project for remaining two buildings. New board will need to incorporate a budget to cover the monies to paint the final two buildings.
- Recommended that unit owners be involved in the projects in DRCA new board will put together a plan and have unit owners participate

Announcement of Election of 2021 - 2022 Board Members:

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

Renee Bourbeau, Saul Coronado, Patty Duda, Kimberly Eschenbach, Pam Gauntner, Nick Tripi, and Jean Tripi.

Officers will be elected or volunteer at Board of Directors meeting following the Annual meeting.

Roger thanked everyone for coming motion to adjourn meeting was made by Nick Tripi, seconded by Jean Tripi, and carried unanimously.

There being no further business, the meeting was adjourned at 2:55 pm.

Respectfully submitted,

Kimberly Eschenbach

Kimberly Eschenbach
Secretary