

Classen Glen Condominiums Homeowners Association  
March Annual Meeting Minutes  
March 13<sup>th</sup>, 2017  
915 N.W. 7<sup>th</sup> St. Classen Glen Clubhouse

- I. Call the meeting to order – Myra called the meeting to order at 6:00 p.m.
  - a. Recognize Board Members- Myra Hoover (President), Ryan Kilpatrick (Director), Alexandra Barnes (Director), Valerie Bradshaw (Secretary)
  - b. Recognize Homeowners – Erin Langston, Mary Ellen Kilpatrick (200b), Karla Lawson (204C), Pat Elliot (102C), Kevin Hyde (202B), Steve Fillmore (203B), Joe Bolinger (100C), Cassandra Ricks (105C), Ursula Bradshaw (206C), Mark Lester (105A), Casey Wyatt (Property Manager)
- II. Roll Call – %45.87 attendance was recognized by the board.
- III. Questions from homeowners –
  - a. Update from President: New camera system being installed and gates will be replaced thereafter. New trash pads are in progress by B and A building. Fire suppression system was fixed in building A. New paint and windows on north and south side.
- IV. Reading and Approval of Minutes
  - a. **Action: Alexandra motions to approve the minutes as amended, Kilpatrick seconded.**
- V. Financial Report
  - a. Review financial report- Casey presented the financial report.
- VI. Old Business –
  - a. Dawson Update - Valerie updated Ryan about the history of 104a. We have addressed the siding, concrete walls, roof, tile on the balconies, etc...No new information has been reported.
- VII. New Business
  - a. Myra discussed a new special assessment and taking a break, Valerie stated that progress needs to continue for the complex. Steven Fillmore discussed the financial strain from both the hoa dues increase and special assessment is putting on the homeowners.
  - b. Ursula discussed the new siding and design scheme. Discussed the color design and adding corrugated metal to the front of the building as voted and approved at the March 2013 annual meeting. Ursula wishes to continue with metal design component. It was a 6-8 month process to gather all that information to create and develop the design. It adds different texture and will make a statement. Casey inquired about the north side of the building lap siding and Ursula explained that we decided not to spend the money on the north side since it is facing the alley. The board decided to update it with Hardie board instead of metal.
  - c. Mark asked about the open balconies and Ursula discussed the bathtub balconies and the process that the board decided to use to stop any of the bathtub balconies from causing further water damage.
  - d. Ursula discussed once all the water leaks were stopped from the roof, the board moved to identify troublesome balconies. Next, the board agreed to address the siding and painting/block will continue as well as any other deferred maintenance issues that arise.
  - e. Steven Fillmore is discussing his distress of spending \$20,000 - \$25,000 towards special assessment. He understands and he gets that the assessment needs to

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happen, he works hard, but can't afford to pay the special assessment. Discusses that there is a budget. Mark Lester discussed that everyone has the opportunity to come here and be heard. Mark expressed that this place was about to lose any value whatsoever and there is a master plan that was drafted up originally. Mark stated that nothing was done previously, people didn't pay their assessment, that the homeowners that get involved in putting in the effort to organize is a thankless task and that the work invested is appreciated and needs to continue. Ursula discussed that we don't have any choice but to continue the progress.

- f. Joe would like to know if we could set aside a percentage of the special assessment aside to pay for continued maintenance. The board agreed that a portion of the money could be put aside for emergency circumstances.
  - g. Joe also asked about some of the delinquent dues and Valerie informed Joe that we still have 2-3 delinquencies, but other than those, we are doing well.
  - h. Karla wants her siding to be replaced immediately, reported bird nest is a nuisance.
  - i. Valerie reported three different landscaping companies and estimate that the landscaping needs of one company stated that it will cost over \$100,000, but under \$200,000. Valerie will continue investigating more affordable options and recruit homeowners to help.
  - j. **Action: Alexandra motions to approve the \$100,000 special assessment for August 1<sup>st</sup> 2017 – 2018 setting aside \$10,000 for rainy day fund and \$90,000 towards special assessment to cover the cost of addressing the siding, painting, cinderblock paint and any other maintenance needs. All in favor.**
- VIII. Adjournment – Valerie motions to adjourn the meeting at 7:08 p.m, Ryan seconds.

By Direction of the Board of Directors

CLASSEN GLEN HOMEOWNERS ASSOCIATION, INC.

\*Next Monthly Meeting scheduled for April 17<sup>th</sup>, 2017 at 6:00 p.m. in the clubhouse

\*\*Next Annual Meeting scheduled for March 12<sup>th</sup>, 2018