

ANNUAL MEETING MINUTES

October 5, 2015 of the Palace Estates Consolidated Condominium Association

The meeting was called to order at 5:50 pm.

Held at the Bray Educational Building at 640 Belford Avenue. Ron Nunnery, Catherine Bradham and Sandra June represented the BOD, 30 members and nine proxies achieved a quorum.

The proposed Budgets for 2016 were distributed with ballots. The Budgets were approved (29 yes, 4 no).

A discussion was had concerning the dues structure and the need to increase dues for long-term projects. The increases indicated in the budget(s) were approved by the membership.

All Filings operate with two main bank accounts; an operating account and a savings account dedicated as the reserve fund for major building improvements and repairs only.

Repair and painting schedules have not been implemented this year. In general, repair and painting of the oldest wood units will be prioritized over complaints or requests. This will be a priority in 2016.

The issue of whether or not driveways are an Association expense has not been fully resolved.

Issues with current Management were discussed with mixed reviews.

Board of Director meetings will be scheduled for quarterly, held at the Bray educational facility and will be announced at least 10 days prior to meeting dates. Members may attend all meetings.

A member noted that an improvement made by irrigation contractor Casey's Sprinklers (a self flushing filter) has resulted in much cleaner water.

A balloted election was held. All six candidates were elected. Ron Nunnery, Sandra June, Betty Lewis, Cheryl Gummere, Carol Morrell and Kim McIntire. Another Board Member would be optimal for an odd number in the event of a disagreement.

Anyone interested in serving on the Board should contact Jami McLennan at Bray (242-8450).

The meeting ended at approximately 7:15.

The original Minutes submitted by then Secretary Sandra June are available with Western Slope HOA Management. These Minutes have been edited to actions of the October 5, 2015 meeting only, per the Board of Directors' request, by the new Managing Agent Western Slope HOA Management.

Respectfully submitted as author of the revised Minutes for the PECCA Annual Meeting,

Tracey Heritage, Manager