

Quadna Mountain Townhouse Association Minutes from Annual Meeting Saturday, June 4th, 2016.

Directors present: Blaine Smith, Bob Madsen, Joel Richards, Bob Malz, Larry Johnson, and Mark Antonich.

Meeting called to order:

1. At 10:08 am President Smith welcomed the group of owners and thanked them for attending. President Smith commented on the progress made from the previous year and project completion by our maintenance staff to keep QMTA within budget and moving forward. President Smith thanked outgoing board member Vice President Bob Madsen for his considerable contribution to QMTA and outstanding commitment during some of the most difficult times during his 15 years on the board.

Quorum was present and owners were represented in person and by proxy.

Report from Officers:

2. Treasurer Joanne Madsen indicated a surplus of income for the fiscal year and that overall the financial health of QMTA was good. Collectables were down considerably from the previous year and cash flow was positive most months. The construction account was closed and all major renovations were completed on the property. Treasurer Madsen indicated that QMTA was now the owner of units 309 and 316 and that they are currently up for sale. Short term renters will help offset the carrying cost until the properties are sold. Currently QMTA has 22% of dues going toward the reserve account to cover future improvements.
3. Maintenance update by Director Richards. Flower beds were completed, pool repairs, and fence surrounds for dumpster areas were all finished. Grounds are looking good and the dock is in for the season. Director Richards discussed the re-roofing project for the community building, maintenance, linen, and small pool sheds as they are past due and the estimate was lower than previous bids in previous years.
4. Update from Director Antonich on Direct TV and the paving project. Several questions from owners were answered; all current internet will remain along with SCI cable until the last building is complete. Installation will begin within the month. Cost for TV will drop saving QMTA monthly. Paving project will be divided into three phases. Phase one to begin in June 2016 and cover the worst areas in and around buildings 8,9,10 and 11. Second phase to start in the fall and the final phase including buildings 1,2 and 3 in the spring of 2017 as this area is in the best shape and can withstand another year.

President Smith took control of the floor and distributed his rendering of the old 60' X 100' tennis court and how the Board would like to proceed with renovation. Cost of conversion will

be half the cost of renovation and all items in the rendering will be weatherproof and permanent. A show of hands from owners indicated the plan was accepted by a majority of owners. Discussion of addition of bathroom to the community center was accepted and construction will begin this summer. Water will be available in the event that a kitchen will be added in the future.

5. Ballots were handed out for election to fill open seats on the board. Two volunteers tabulated the results of in-person and proxy votes. Results were Bill Barnwell and Joanne Madsen. Both will serve three-year terms.

Meeting was adjourned at 11:10am