

Westview Condo Association Annual Meeting
November 16, 2023 6:00PM

Donna Golec, Owner & Broker, Kendrick Property Management
Grace Simonette Gerard Simonette
Elli Meeropol Robby Meeropol
Gary Drimmer Andy Turrett
Janeen Costa Denys Candy

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All units were represented at the meeting. Donna shared that Melissa, the Lead Property Manager, has been working for Kendrick since September, 2023 and is making a positive difference in the operation of the company.

Gary moved the minutes of last year's Annual Meeting be accepted. Motion passed and minutes accepted.

Budget Review:

Donna walked us through the 2023 and projected 2024 budgets.

Discussion regarding reserve account: We currently have \$18,451. in our Reserve account. We can grow the account over time. Donna reviewed the importance and use of reserves.

Last year we put \$4223. into the reserve account. Guidelines suggest reserve deposits should be 10% of operating expense. We will add \$5053 to the reserve account in 2023. Donna suggests we put an additional \$3500. of the \$7000 additional funds we have into the reserve fund. She recommends we maintain \$10,000 in operating accounts to cover the insurance deductible in case of unforeseen events.

There is no increase in condo fees for the coming year.

Discussion of Landscaping/Snow/Ice and Leaf removal costs. We have saved a considerable amount by changing our landscape company to Ecco Valley. While relatively new, they have done a good job for us, continue to invest in their company, and have adjusted our costs fairly.

Robby moved we accept the budget as presented by Donna. Motion passed and Budget accepted.

Maintenance reports:

Damage on siding of #s 80 and 90 was repaired.

We plan to hire a power washing company for the siding on the North sides of the buildings. Recommended timing is July/August after most of the pollen has dissipated.

Andy asked if power washing for artillery fungus is effective.

We agreed that painting/staining touch ups probably not needed in the coming year.

Robby explained the calculations for upstairs/downstairs condo fees. The 55% and 45% of the total costs are reflections of the actual square footage of the units.

Denys moved we vote on the slate of Trustees. Grace Simonette completed her second three year commitment and opted not to run again. Janeen Costa has graciously accepted a position on the Board of Trustees for the next three years. Congratulations Janeen! Unanimous agreement on the three member Board of Gary Drimmer, Robert Meeropol and Janeen Costa. Thanks to Gary and Robby for their continuing work on our behalf.

New Business: A recommendation of the Trustees to move some funds into CDs to increase interest revenue. This will be explored further in the coming month.

Grace moved to end the meeting. Motion passed.

Respectfully submitted,
Grace Simonette