

**URA Annual Meeting MINUTES**  
**February 13, 2023**  
**5:30 p.m.**

Board Attendance: Nick, JB, JT, Sura, Larry  
Spaeth Attendance: Sara An,  
Owner Attendance: Maja Kinsky & Anthony

1. Call to order at 5:31 pm
2. Introductions: None
  - a. Maja Kinsky
3. Approval of the 2022 Meeting Minutes
  - a. Larry Motioned
  - b. Bob Seconded
  - c. Unanimous
4. Report results of election of Trustees
  - a. Charles Brummer
  - b. Trish Callard
  - c. Nick Papouchis
  - d. JT has been on the board since 2017, careful attention to detail and honest, hard work. We will miss him.
  - e. JB attention to detail and knowledge of
  - f. Beth Haxby, board president for a few years and served faithfully, has passed and we mourn our loss.
    - i. Donations in Beth's memory can be made to the Southern Poverty Law Center
5. Report on 2022 Operations
  - a. The Board dedicated itself to keeping costs down.
    - i. We haven't had snow, so we should be under budget this year.
    - ii. Pruning has been suspended as a way to cost-save.
    - iii. Board Election: we believe that a 5 member board is optimal. We will turn to owners during the course of the year to lend your expertise.
    - iv. The Winds and Fire Equipment: Bob Jabaily's email
      1. Bob noticed a common charge for fire equipment and suppression for everyone and the Winds were paying for the everyone else's fire equipment as well as the Eastwinders paying for Eastwind and Westwinders paying for Westwind
      2. Second amendment to the Master Deed. Nothing was mentioned regarding fire. Security: yes. Fire: no.
      3. There doesn't seem to be any justification for the Winds paying for their own Fire Suppression.
        - a. Nick reached out to Steve Riley, our lawyer.

- i. “The interpretation of the document is up to the Board. I can’t see where the distinction would apply to fire equipment.”
    - ii. \$1980 for Eastwind and \$1980 Westwind will become common elements for the community. Common Charge will go up \$12/month for everyone and go down for the Winds by \$47/month.
  - b. We need to have a review of the by-laws to see if anything needs to be cleaned up.
- 6. Review of Financials - 2022
  - a. Good news: everyone is paying their bills on time. This is crucial for maintaining property.
  - b. Inflation figured a lot into the budget for 2023.
  - c. By eliminating pruning and shrubs upkeep, the increase of only 3%.
  - d. Eastwind is receiving a decrease and Westwind will pay an assessment
  - e. \$10,000 loan from our savings account to operating account in 2022: We decided that a 1-time assessment will take care of the \$10,000 from 2022
  - f. Constellation electricity distributor is half of what we’re currently paying.
    - i. A lot of companies are doing loss-leader deals that may ultimately will cost us more.
    - ii. Snow removal fee includes de-icing.
- 7. Questions and Answers
  - a. Who runs the mini-splits in the Winds? We take care of our own hallway mini-splits in Westwind. It’s up to Eastwind to monitor and adjust in the best way they see fit.
  - b. Keeping fees from spiraling out of control is key
  - c. Fairness in how expenses are allocated: Could we appoint an advisory committee to look at the condo documents and clarify how each building’s interests are represented?
  - d. Clarification about last year’s special assessment
    - i. It was snow removal and landscaping that combined to overdraw our budget
  - e. Where are we with the gutter issues that came before the Board in October.
    - i. Will be dealt with in the spring
  - f. Gutter damage from the garbage truck update: we don’t have accurate proof.
    - i. This should be handled before we get payment from the garbage company
  - g. Added gutters and downspouts are not covered by the condo association. The association covers what was originally in place.
  - h. New electric company change-over: this will be an investigation process. This will take at least 3 months.
  - i. Landscaping is very individual.
  - j. Let’s all weed!
  - k. Landscaping Advisory Board:

- i. Bob Jabaily
    1. The Board will send out a request for volunteers.
8. Adjourn at 6:55 pm