Casa Bonita Royale (CBR) Condominium Association, Inc.

**Annual Meeting Minutes**

Date: Monday February 9, 2015

Place: CRB Community Room

Time 7:00 pm

1. The meeting was called to order by President Lee Christoferson.
2. Prudence Thompson, Secretary called the role and certified the proxies. Twenty owners were present by proxy or in person which constitutes a quorum to conduct business.
3. Notation was made of first and second notice of the meeting that had been mailed to the owners. Notices were post onsite at CBR for a three week period.
4. As there were only four owners who notified the Association of their desire to run for the Board of Directors, no actual balloting was required. Lee Christoferson, William Heavner, Richard Lovett and Susan Williams will serve as the Board of Directors for the coming year, as well as one (1) appointed member.

President Christoferson thanked Prudy Thompson and Bill Brouillard for their outstanding participation as Board members for the last several years. The owners in attendance added their acknowledgement to these two members.

1. Committee Reports:

* There are no units currently in foreclosure. All units are current with their financial obligations to the Association. The handling of previous foreclosure issues has been handled quickly and effectively and resulted in a favorable financial position for the Association.
* Barbara Bachman reported on the successful social even in 2014 and announced the President’s Day/Valentines party to be held on February 16th. She thanked everyone for their participation and support.
* Rick Lovett reported on the successful completion of the Community Room. It took a great deal of work to accomplish the results in such attractive and financially responsible way. He thanked all who contributed to the effort.

Other efforts including pool stairs to the dock area, painting of the stairways and storage area, installation of additional lighting in the dock area, and new signage. Future projects include entrance doors, unit doors, concrete area around the pool and the dock areas and other items as necessary.

* Jane Christoferson reporting the Maria has been handling the condo cleaning since summer. She has been very efficient and responsible in her work, and is open to suggestions.
* Bill Heavner expressed gratitude to the Bachmans for allowing Ken to stay in their unit over the summer. It has been very supportive to off season residents and has been a benefit of all owners.
* Lee Christoferson reported that the change in our insurance agency to Brown and Brown has resulted in reduced costs and increased important coverage. Our neighbor condominiums are interested because our per unit cost is $2000+/unit where a more traditional cost in other condos can be in the $4000+/unit range.
* Lee Christoferson reported that the docks are in quite good shape. Some of the piping may need to be repaired. The Board will be exploring the needed work.
* One addition past project was noted in that CBR has now completed the transition to Summit TV/Wi-Fi/Phone service. There were some bumps (which continue at a reduced rate) as they have ramped up the service…..CBR is still waiting for Broadband service.

1. The minutes of the last Annual Meeting (2/10/14), April 9, 2014, and May 22, 2014 were approved on a voice vote.
2. Treasurer’s Report: Bill Heavner reports that all bills are up to date. The 2014 year ended with a $359.28 positive balance. This balance added to past accumulations is $32,678.66. There was some discussion of various items that the carry forward monies could be used for. There was also some discussion about not having reserve accounts for any items of less than $10,000.
3. The members voted 22-0 to Rollover Excess Funds.
4. The members voted 22-0 to Place All Reserve Funding for 2015 in an Unallocated Reserve.
5. Announcement: Lee Christoferson reported that five of the sundeck lounge chairs that were found missing over the summer, were later located in a unit where there had been renters over the summer. A new policy for renter/renter agent policies will have to be considered.
6. The meeting was adjourned at approximately 8pm.