Casa Bonita Royale (CBR) Condominium Association, Inc.

**Annual Meeting Minutes**

Date: Monday February 8, 2016

Place: CRB Community Room

Time 7:00 pm

1. The meeting was called to order by President Lee Christoferson.
2. Sandy Matava, Secretary called the role and certified the proxies. Thirty-four 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 three owners who notified the Association of their desire to run for the Board of Directors, no actual balloting was required. Lee Christoferson, Richard Lovett and Sandy Matava will serve as the Board of Directors for the coming year, as well as two (2) appointed members.
5. Committee Reports:

* Barbara Bachman reported on the successful social events in 2015 and announced the President’s Day/Valentines party to be held on February 15th. She thanked everyone for their participation and support.
* Rick Lovett reported on the successful completion of several building & grounds projects: front entryway doors have been installed, parking spaces under the sundeck have been cleaned and re-coated, the brick pavers at the entryway have been sealed, a new pool heater has been installed, outdoor lighting has been tweaked (with a new light at the outdoor grill area), and Ken’s duties as Property Manager have been developed and agreed to by Ken with the position officially starting at the first of the year.
* Jane Christoferson reported that Maria has continued to handle the condo cleaning. She has been very efficient and responsible in her work, and is open to suggestions. Ed Thomas expressed appreciation for both Maria’s and Jane’s work in keeping CBR looking spiffy.
* 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. Bill reported CBR rule violations (food at the pool, diving in the pool, young children on the docks etc.) that we hope to resolve with new rental policies and Property Manager oversight. Lee explained that signs have now been posted regarding children on the docks.
* Lee Christoferson reported that the change in our insurance agency to Brown and Brown continues to result in reduced costs and increased important coverage. Our neighbor condominiums are concerned about the cost of flood insurance based on condo ratings. CBR holds a good rating, hence a lower comparative cost. Brown and Brown continue to look for an alternative to Citizen’s in order to maintain our current cost, and absorb an expected 15% increase.
* Lee Christoferson reported that the docks, overall, are in quite good shape, however some of the piping was sagging and needed to be repaired. Aztec Plumbing was contracted to complete the repairs. The cost was absorbed by the Dock reserve fund. The south parking area ceiling and roof was cleaned, and the dock storage boxes were cleaned at the same time. The covered parking costs were absorbed by the Carport reserve fund and the storage box cleaning from emergency funds.
* Continuing Projects: The pool update, walkway improvements, east fencing to code and landscaping projects continue with the development of options and collection of proposed plans/bids. More information with be gathered before any recommendations are made (to the Board for the pool and landscaping projects and to the members for any change to the exterior walkways). It was noted that Ken, with his new duties, will be supervising these projects as they are implemented.
* Future Projects: During a recent particularly bad storm, water came into the elevator shafts and destroyed the [south] sensors. There is a need to install hoods over the vents to prevent this from happening again. The cost is $1495.

Prudy noted that there is a need for better lighting on the sides of the building where the sidewalks intersect with the parking lot. It was agreed this should be addressed.

1. The minutes of the last Annual Meeting (2/9/15) were approved on a voice vote
2. Treasurer’s Report: Bill Heavner reports that all bills are up to date. The 2015 year ended with a $458 negative balance. This balance added to past accumulations is $32,678.66. $20,000 of the carryover is set aside for the planned landscaping project.
3. The members voted 29-0 to Rollover Excess Funds.
4. The members voted 29-0 to Place All Reserve Funding for 2016 in an Unallocated Reserve.
5. Announcements: There was a suggestion to have once/twice a month get-togethers for owners and renters. We currently have five well planned and attended events, but perhaps that could be expanded with mixer type events on the sundeck at sunset, or potluck/games or whatever in the Community Room. There was agreement that it was a good idea to discuss further. We have begun to gather information/bids for the replacement of unit front doors (including framing, hardware, and locks). Initial information suggestions that the cost will be $1800-$2000/unit. This would require a special assessment this year, if the Board approves the project.
6. The meeting was adjourned at approximately 8:10pm.