

**ETTA PLACE TOO HOMEOWNERS ASSOCIATION
MINUTES TO THE ANNUAL MEMBERSHIP MEETING
March 5, 2020, 4:00 P.M. (MST)**

Roll call, determination of quorum and certification of proxies. The following owners were present in person or by teleconference: Alex Corcoran, Units (101 & 102), Fred Yost (103), Jennifer Ito (105) Scott Walter, (107), Karen Lawrence, (112), and Art Waldrop (115), Matt Haertzen (109), Diana Serpe (110), Leslie Blickenstaff, (108).

Also present: Judi Balkind, HOA Manager

Proxies: Jerry Esrick, (113) proxied Art Waldrop; Elison Atkinson (114) proxied Karen Lawrence;

Absent: Mike Syverson (104), Brendan Shine (106) and Ashley Abdo (111)

A quorum was present and Art Waldrop called the meeting to order.

1. Motion to approve/waive notice of meeting. **Art Waldrop made a motion to approve the notice of the meeting. Fred Yost seconded the motion and motion passed.**
2. Review and approval of the Minutes of the March 28, 2019 Annual Membership Meeting. **Matt Haertzen made a motion to approve the minutes of March 28, 2019 Annual Meeting. Jennifer Ito seconded and the motion passed unanimously.**
3. Reports of officers. None
4. Reports of committees. None
5. Unfinished Business
 - a. Review of Status of Replat for unit #113 and 114 Common Space
 - Update from Stephanie Fanos: Judi relayed Stephanie's update. Ellison's unit is under contract with her funds wired to Stephanie's escrow account for the HOA.
 - b. Amendment and Restating the HOA Declaraions
 - Status update: cannot move forward until 5.a. is resolved: Our attorney is ready to record the Declarations as soon as the replat is completed.
 - c. Landscaping
 - Installation of an irrigation system: Art provided an update to the membership on the system, indicating that we have an estimate of \$1000 for required plumbing and \$7-8K for irrigation system and landscaping. **Art Waldrop made a motion to spend up to \$10K for irrigation and plantings around the front and back door. Fred Yost seconded the motion.** Discussion ensued. **Art Waldrop moved to withdraw the Motion. Diana Serpe seconded.**
 - d. Financial review for FY2019: Judi reviewed the financials with the members, outlining the areas where we were over budget. **Art Waldrop made a motion to accept the 2019 financials as presented. Matt Haertzen seconded and the motion passed.**

6. New Business
 - a. New account opened with Edward Jones: transferred painting and reserve funds: Matt updated the members on the logic in moving the funds to earn more interest.
 - b. Proposed Budget and Dues Review FY 2020. Judi presented an overview of the proposed 2020 budget to the members.
 - Increase in Reserve Assessment by 10% only for next three years, per last year's meeting; Operating dues to remain the same. Discussion ensued. **Fred Yost made a motion to approve the 2020 Budget and increase in the reserve assessment of 10% Diana Serpe seconded and the motion passed unanimously.**
 - c. Interior Design committee for lighting, carpets, painting of hallways: Judi provided an update to the membership. Karen discussed her thoughts on the designer's suggestions. Discussion ensued. General upgrades and ski lockers and bike storage were discussed. Scott Walter will reach out to his contractor contacts to see if he can get some recommendations and bids. **Fred Yost made a motion to table this discussion regarding ski lockers. Matt Haertzen seconded and the motion passed.** Art Waldrop made a motion to table all expenses for upgrades and landscaping. Discussion ensued. **Art Waldrop made a motion to improve the landscaping and irrigation at a cost of up to \$10K. Karen Lawrence seconded the motion and the motion passed with the majority. The interior design items have been tabled until we get more details about phasing at which time we will come back to the owners to discuss.**
 - d. Annual Disclosures and DORA Filings: Judi updated the membership regarding the disclosures and DORA filings.
 - e. Discussion to soften the look of the walls: Recommended that we roll this into the interior design committee list.
 - f. Other
7. Election of Directors. Directors are nominated for one year terms. Brendan Shine and Art Waldrop nominated themselves, indicating that they are willing to remain on the board. Leslie Blickenstaff nominated Matt Haertzen. Fred Yost made a formal nomination for all three to serve on the Board. Leslie Blickenstaff seconded and passed unanimously.
8. Adjournment. The meeting was adjourned at 6:15 pm.

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.