

STRAWBERRY FIELDS
CONDOMINIUM OWNER'S ASSOCIATION, INC.

General Membership Meeting
October 22, 2015

Vice President Ben Smith called the meeting to order at 6:11 p.m.

Board Members present:	Ben Smith	Vice President
	JR Jones	Secretary

Management present:	Darren Burns	Property Manager
	Jared Krumanocker	Property Manager

Guests:	Ken Sexton	Greener Grass Landscaping
	Anthony Sexton	Greener Grass Landscaping

Mr. Burns and Mr. Krumanocker conducted roll call at the door and certification of proxies. 58 homes were represented with 20 in person and 38 by proxy. The required 33% quorum was not present. Owners present provided proof of notice of the meeting.

The meeting handouts included the minutes of the 2014 general membership meeting, the September financials, the 2016 Budget and the 2015 – 18 reserve expenditures budget.

The previous year's minutes were reviewed and unanimously approved on a motion from Ben.

Darren presented the President's report and summarized the contents of the handout and the accomplishments in the past year. He apologized on behalf of Mr. James who had to leave town on short notice for a family emergency. 10 buildings received stucco repairs and full paint on the stucco and trim. Concrete was replaced throughout the Community, drainage improvements on a number of buildings were completed, large amounts of asphalt and drain pans were replaced, automatic closers were installed on the pedestrian gates, the final 200+ concrete steps were replaced to finish the cycle, 3 more buildings had roofs replaced, two major stairwell repairs were conducted and the "X" braces on all of the stairways were replaced with solid steel braces. A large number of original light fixtures were also replaced with new LED fixtures and the cycle will continue.

Anne Parker was thanked for helping to finalize the new building numbers which have now all been installed and Kay C. Mast was thanked for her newsletter contributions.

Darren presented the financial report and the 2016 budget and the reserve expenditures budget through 2018. 20 more buildings are scheduled to have stucco repair and paint, all of the fencing and railings and carports and garages will be completed, more asphalt, more concrete and more roofs as well (2 buildings per year).

Nearly \$311,000 was expended from the reserves in 2015 and the Association is more than \$60,000 over budget particularly due to drainage issues and leaks caused by the multiple torrential rains in May – July.

The monthly assessments for 2016 will increase by an average of 6% with garages increase by 6.5%. Of the \$37,000 of new revenue, \$27,000 is being budgeted towards increased reserve funding.

William was the only candidate placed on the ballot in response to the call for volunteers in the annual meeting notice. Darren opened the floor for additional nominations and Joyce Johnson nominated herself. Joyce spoke to the Owners present about why she wished to serve.

Since a quorum was not present, an election could not be held, but to honor the owners who did participate, Dean Kelsey and Susan Brock collected ballots in order to have the Board appoint the highest vote getter to a 3 year term. Dean and Susan counted the ballots with Darren tabulating and William received the highest number of votes. Darren announced that the results would have been the same had proxy votes not been counted.

General discussion followed on multiple topics. Ken and Anthony gave a presentation on the terms of the landscaping contract and snow removal procedures.

The annual meeting will be moved to the clubhouse for 2016.

There being no further business, the meeting was adjourned at 8:14 p.m.

Officers were elected as follows:

		<u>Board Term Expiration</u>
William James	President	2018
Ben Smith	Vice President	2016
J.R. Jones	Secretary	2017
Scott Gadd	Treasurer	2017
Andrew Stephenson	Director at Large	2016



Ben Smith
Vice President



Darren H. Burns
Property Manager