

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION

2015 Annual Owners Meeting
10:00 am Saturday, August 1, 2015

MINUTES

Call to Order

Chairman James "Buddy" Baker called the meeting to order at 10:00 am.

Officers in attendance were Buddy Baker (79A), Craig Chananie (80D), Peter Barber (30B), Mark Wehrman (30A), and Dianne Doss (75B) via conference call.

Other Owners in attendance were Gary and Leoetta Mayer (28A), Susan Barber (30B), Curley and Nancy Hardyman (60A), Joel and Jean White (22C), Maggie Trimiew (74A), Michael and Janet Henning (74D), Tom Marino (75D), and Todd Turner (80B).

Also in attendance was Hannah Gilley of Lindell and Associates; Scott Hammond, Ryan Welch, and Allison LeBlanc of Hammond Property Management (HPM).

Determination of a Quorum

Fifty one percent of the membership votes are required to conduct the meeting; 70.39% of the membership votes were present by proxy or those present.

Approval of the 2014 Minutes

Chananie made a motion to approve the minutes from the August 23, 2014 Annual Owners Meeting as written. Wehrman seconded the motion. All were in favor. None opposed. The motion carried.

YCOA Insurance

Ty Moline of The Agency Insurance Division spoke to the group about the master insurance policy and answered owner questions regarding the coverage. Moline went over the HOA's liability coverage and explained that it would cover in the event a guest is injured at the pool and any injuries from golf balls. After a question about broken windows, Baker confirmed that broken windows by things such as golf balls are covered at no cost to the owner, however, seal failures or trim replacement would be an owner responsibility. Moline stressed the necessity for all owners to purchase a personal policy for their unit as the master policy does not cover from the studs-in. He also advised that although the Yellowstone Condos are not in a flood plain, ground water seeping into ground level units would be considered under flood insurance. Flood insurance can be added to a personal policy or the master policy. Moline stated the importance for all owners to replace any plastic hoses with steel braided hoses on appliances to protect against water leaks.

Board of Directors Report

Buddy Baker presented the Board of Directors Report (see attachment). The Operating Budget is performing as expected. Operating costs have continued to be lower as a result of efforts by the Board and HPM to continually review all costs and contracts. Approximately \$170,000 has been saved by Owners during the past 5 years as compared to the 2010 level of spending. Baker advised that the reserve fund is very healthy with \$138,330 and another \$20,000 is expected to be deposited in the fund before year end. Baker stated that the remainder of the loan taken out by the Association, on behalf of 15 owners, will be paid off in December 2016. This was a one-time option for owners to finance or pay in full, for their proportional share, during the exterior renovation project in 2012.

Baker discussed the improvements that have been made around campus by Big Sky Water and Sewer and Montana Power. Baker then provided photos of some of the work (see attachment). Montana Power has been doing major power upgrades throughout Big Sky and some transformers were replaced on the YCOA campus. Some turf and asphalt was torn up during this work and it is currently in the process of being replaced. Big Sky Water and Sewer also replaced all the sewage catch basins. The association had an unexpected cost of \$2,500 to relocate the power panels adjacent to the pool house.

Baker reported that there are five new owners since the last annual meeting and two units currently under contract. Baker has contacted all new owners and they have received welcome packets.

At the conclusion of the Board Report, several Owners had comments or questions:

1. Mark Wehrman brought up his concern regarding the loan balance that remained on his condo at the time of purchase approximately two years ago. He stated that this could be a deterrent for potential buyers and should the HOA need to take out a loan in the future, they may want to consider something with more flexibility for prepayment.
2. Joel White asked if there has been any use of the reserve fund. Baker responded that there have only been contributions to the fund since it was established in 2012. The Reserve Fund is to be used to pay the deductible in the event of a catastrophic loss such as a fire, or for major improvements, such as roof replacement, as approved by a majority of the Owners.
3. Jean White then brought up her concern regarding a perceived lack of input from other Owners. She would like to see a survey of Owners asking what they like, what improvements they would like to see, and asked if there has been an audit. There was some discussion about Board communications and audits. Baker advised that the Board is always available for any issues Owners want to bring up. Board members' telephone numbers and e-mail addresses are available on the HPM website and posted on the poolhouse bulletin board. Baker and other Board members also went over the process by which the Board makes decisions and how several issues have been handled with input from Owners. Hammond advised that audits are very expensive, are rarely beneficial, and because the Association has a CPA firm handling all finances, there would be no need for an audit.
4. Gary Mayer asked why all owners were not notified of the Board position available after the sale of Jim Berger's unit (79B). Baker advised the group that the Board acted in accordance with the Bylaws and appointed another Owner to serve out the remainder of the one-year term.

Manager's Report

Ryan Welch went through the major points on the Manager's report. He discussed the replacement of two chimney caps and stated there have not been any problems since the work was completed. He went over some minor issues that were fixed at the pool, including the installation of a new spa pump motor. The new timer on the pool lights has been a major improvement and light bulbs are being replaced much less frequently. He discussed the meter base that was replaced by Northwestern Energy and is now within code. Welch stated that some sort of landscaping will be needed around the meter base because the fencing that was in place prior to the work will not be allowed moving forward. Welch also advised the group that Montana Power and Big Sky Water & Sewer will be required to repair or replace anything as a result of the work they did on campus. Owners are advised to inform Welch if they notice anything that has not been addressed.

Financial Report

Hannah Gilley of Lindell & Associates presented the financial report (see attachment). She advised the group that overall, the HOA is very well managed and in good financial standing. The main points she brought up were that the cash balance is up 20% from last year, all dues are paid, and there are no outstanding late fees. The budget to actual is on track and there are no major projects planned.

Owner Input

Nancy Hardyman brought up her concern about pool keys and the potential need to raise the replacement cost to deter people from collecting and/or distributing keys. After some discussion, Hammond and Welch advised that pool poaching is a problem at any complex with a pool, and with every type of key or code. As the issue is not a major one at Yellowstone, it is best to continue with the plan to rekey the common areas periodically.

Nominations for Board of Directors

The following Owners were nominated from the floor: Buddy Baker, Peter Barber, Mark Wehrman, Mike Henning, Craig Chananie, Maggie Trimiew and Curly Hardyman.

Ballot for Board Election

THESE ARE THE DRAFT MINUTES, THEY WILL NOT BE APPROVED BY THE HOA UNTIL THE NEXT ANNUAL MEETING
Owners filled out and submitted their ballots. The results are detailed below:

<u>James “Buddy” Baker</u>	<u>24 votes</u>	<u>52.79%</u>
<u>Michael Henning</u>	<u>29 votes</u>	<u>66.57%</u>
<u>Peter Barber</u>	<u>22 votes</u>	<u>48.33%</u>
<u>Craig Chananie</u>	<u>29 votes</u>	<u>66.60%</u>
<u>Mark Wehrman</u>	<u>28 votes</u>	<u>62.42%</u>
<u>Curly Hardyman</u>	<u>10 votes</u>	<u>23.12%</u>
<u>Maggie Trimiew</u>	<u>13 votes</u>	<u>32.11%</u>

2015 Board of Directors

Buddy Baker, Peter Barber, Mike Henning, Craig Chananie, and Mark Wehrman were elected to the Yellowstone Condominium Owners Association Board of Directors for 2015.

New Business

Joel White brought several ideas to the group and presented them in the form of several motions (see attachment). White discussed the first topic of solar panels. White then made a motion to direct the Board to investigate the potential for the harnessing of solar power at Yellowstone Condominiums. Peter Barber seconded the motion. After some discussion, the Chairman advised that any vote on these items would be invalid if handled by a voice vote or show of hands. The Association’s By-Laws specifically provide that “ Each Unit Owner at Association meetings shall have a voting interest equal to his percentile interest in the general common elements as set forth in the Declaration...”. In addition, Owners who had assigned their voting interest via a Proxy would not be represented by such an informal vote. As a result, White withdrew his motion stated that he would present all of his as suggestions for the 2015-2016 Board’s consideration.

2016 Meeting Date

The next YCOA Annual Owners meeting will be scheduled for August 2016.

Adjournment

Henning made a motion to adjourn the meeting at 12:25 pm. Wehrman seconded the motion. All were in favor. The motion carried. The meeting adjourned.

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION
ANNUAL OWNERS MEETING
BOARD OF DIRECTORS REPORT
August 1, 2015

MATTERS OF INTEREST:

1. **2014 Operating Budget:** Routinely, the first order of business for the Board each year is the adoption of an Operating Budget for the Association. The Budget is the basis for the quarterly assessments to Owners. Assessments are based on a unit's *interior* square footage as a percentage of the total square footage of all condo units. Ownership interest ranges from 1.6378% for the smallest unit to 3.0507% for the largest unit. Beginning in 2011, the Board and our Managers have been successful in achieving substantial reductions in the Operating Budget, and therefore substantial savings for Owners:

<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
\$165,000	\$141,140	\$129,415	\$126,465	\$127,447	\$130,024

The Board of Directors is committed to effectively managing the costs of operating our Association and will continue to look for prudent options to do so while maintaining consistent quality services, Owner satisfaction and financial viability.

2. **Reserve Fund:** The Board established a Deferred Maintenance Reserve fund at Big Sky Western Bank in 2012. The current balance in the Fund is \$138,330. Another deposit of approximately \$20,000 will be made before the end of the current calendar year. These funds are intended to be used to pay insurance deductibles in the event of a catastrophic loss or for future major improvements to our buildings as may be approved by the Ownership.
3. **Loan at Big Sky Western Bank:** A comprehensive exterior renovation project for the condo complex was completed during the summer of 2012. At the completion of the project, Owners were given a one-time option of paying their proportional share of the costs in full or financing it over a five-year period via a loan arranged by the Association at Big Sky Western Bank. Of the 42 condominium unit Owners, 15 elected to finance their proportional share. These Owners are assessed an additional amount quarterly in order for the Association to make timely payments to the Bank on this loan. The current outstanding balance of this loan is \$29,810, and the last payment should be made December 31, 2016.
4. **Renewal of Management Contract:** Hammond Property Management was selected November 1, 2010, to provide professional day-to-day management of the Association's buildings and property. The Board of Directors approved renewal of the Contract with HPM again for 2015. Many operational improvements have

been implemented at Yellowstone Condos over the past five years that can be directly attributable to HPM personnel. The Board continues to be very satisfied with HPM's performance since assuming responsibility November 1, 2010. We particularly want to commend Ryan Welch, Field Representative, for his dedication, responsiveness and professionalism during this entire period.

5. **Infrastructure Improvements in the Meadow:** Montana Power and Big Sky Water & Sewer District have made significant improvements to their systems this summer. The power company replaced its underground transmission lines and many ground level transformers. BS Water & Sewer dug up and replaced all of the sewage catch basins around Yellowstone Condos. The remediation work to replace parking lot pavement and sod has not yet been completed in some areas. In addition, the Association experienced an unexpected expenditure of approximately \$2,500 to replace and relocate the power panels adjacent to the pool house.
6. **Selection of New Board Member:** Jim Berger, Unit 79B, notified the Board in February 2015, of his intention to sell his unit. In accordance with the Association's Bylaws, Craig Chananie was selected by the Board to fill remainder of Mr. Berger's one-year term.
7. **New Owners:** We are pleased to welcome several new Owners since last year's Owners meeting:

Unit 14B	Mark Fiedler
Unit 22B	Emily Bludman
Unit 30C	Kirk Michels
Unit 44C	Eric Schulz & Henry Farmer
Unit 79B	Victoria Pintar

Respectfully submitted,

2014-2015 Board of Directors

James "Buddy" Baker
Diane Doss
Peter Barber
Mark Wehrman
Craig Chananie



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**Yellowstone Condominium Owners Association
2015 Annual Owners Meeting
Manager's Report**

Year Round

- Replaced the exterior and common area lights throughout campus.
- Deposited laundry coins at Big Sky Western Bank.
- Cleaned the dumpster areas and picked up trash around the complex.

August – October 2014

- Cleaned up glass from broken storm door on unit 30D
- Touched up paint on entry and decks
- Replaced light bulb on exterior pole at Unit 14B
- Checked chimney leak at 80A and placed a tarp on cap until the cap could be replaced
- Window replaced at 30A due to lawn mower chip
- Winterized irrigation system
- Added a gutter on 80A over front door entry
- Purchased a submersible drain pump for spa
- Chimney caps replaced on 20A and 80A
- All City measured to replace window broken from golf ball on 44D
- Trimmed trees at 14A and 28A that were hitting the building
- Cleaned trash after bear knocked over dumpster
- Touched up the paint on the pool entry door and deck on 74C
- Met with Gallatin health Dept. for pool licensing
- Installed new spa pump motor
- Installed new cover for curb stop at 18A, then patched with asphalt
- Cut down and capped sewer lines per BSWs around campus
- Patched leaking gutter at pool entry

November 2014 – January 2015

- Installed brass tags identifying water curb stop shut offs from BSWs
- Removed golf ball protective covers for windows and stored in closet
- Replaced burnt fluorescent bulbs in men's room at the pool
- Added extra garbage pick-ups during the holidays
- Chipped ice throughout the complex
- Shoveled out fire hydrants
- Took laundry coins to Big Sky Western Bank



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- Posted signs for failed sauna unit and laundry dryer
- Buddy Baker fixed failed sauna timer as well as entry timer switch in pool room
- Ducello's replaced high limit switch on dryer
- Replaced failed timer on spa jet pump
- Checked connections on sauna and both elements started working

February - April 2015

- Replaced pump seal in spa motor
- Deposited laundry coins at BSWB
- Installed protective window coverings where applicable
- Removed post and plowing delineators
- Swept parking lots
- Started spring cleanup
- Looked into billing question with Big Sky Water and Sewer
- Dealt with damaged siding cause by a pesky Northern Flicker at pool building
- Spring clean throughout campus
- Put the flower pots out

May-July 2015

- Met with Northwest Energy about transformer fences for removal
- Turned on irrigation system and went through. Clocks were left off
- Completed spot painting throughout complex
- Lone Peak Electric and Northwestern Energy replaced old meter base and can transformer outside of pool building.
- Worked with BSWS to replace sewer manholes along road
- Performed light check and changed bulbs that were out. Discovered a lamp light wire that was hit by NWE
- Adjusted clocks for water restrictions
- Cleaned dumpster areas
- Worked with NWE for transformer replacements
- Worked with Mountain Power to complete power upgrades around campus
- Adjusted irrigation for new sod laid at pool and 16D by BSWS
- Met the county health department for pool license
- Contacted Mountain Power about exterior light pole that was not working
- Replaced two broken irrigation heads at 44D and 44C



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- Ordered new window covering for 44D that was damaged by a golf ball
- Talked to owner at 22A about a dog
- Talked to renter at 44C about removing a chair from rear of unit
- Worked with K&M Paving to fix asphalt patches from utility/water work
- Lone Mountain Enterprises replaced rotten belly board at 22C
- Caulked roof sewer vent at 74D
- Worked with BSWS to finish manhole replacements
- Met with Northwestern Energy job satisfaction foreman about clean up and repair for utility work
- Removed old utility fences
- Replaced four damaged 4x4 posts in parking area

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YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION

FINANCIAL STATEMENTS

As of July 31, 2015 and December 31, 2014

and

SUPPLEMENTARY INFORMATION

Accountant's Compilation Report

To the Board of Directors of Yellowstone Condominium Association:

We have compiled the accompanying statement of assets, liabilities and fund balance of Yellowstone Condominium Association as of July 31, 2015 and December 31, 2014, and the related statements of revenues, expenses, and changes in fund balance for the seven months ended July 31, 2015 and the accompanying supplementary information contained in Schedule I for the periods ending December 31, 2015, July 31, 2015, and December 31, 2014 which is presented only for supplementary analysis purposes, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements and supplementary schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplementary schedules and, accordingly, do not express an opinion or any other form of assurance on them.

Management (the board of directors) has elected to omit substantially all of the disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Yellowstone Condominium Association financial position and results of operations. Accordingly, these financial statements are intended solely for the information and use by Yellowstone Condominium Association members and their Board of Directors, and should not be used by others who are not informed about such matters.

The American Institute of Certified Public Accountants has determined that supplementary information about the future major repairs and replacements of common property is required to supplement, but not required to be a part of, the basic financial statements. The Yellowstone Condominium Association has not presented this supplementary information.

We are not independent with respect to Yellowstone Condominium Association.

Lindell & Associates, P.C.

Big Sky, Montana
July 31, 2015

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION
Statement of Assets, Liabilities & Fund Balances
As of July 31, 2015 and December 31, 2014

	<u>July 31, 2015</u>			<u>12/31/2014</u>
	<u>Operating Fund</u>	<u>Reserve Funds</u>	<u>Total Funds</u>	<u>Total Funds</u>
ASSETS				
Cash and cash equivalents	\$ 30,640	\$ 138,330	\$ 168,970	\$ 149,755
Due (to) from other funds	1,423	(1,423)	-	-
Assessments receivable	17,365	-	17,365	-
Prepaid expenses	4,502	-	4,502	6,411
Long Term Assets				
Renovation Loan-Owners	-	26,097	26,097	42,109
Total Assets	<u>\$ 53,930</u>	<u>\$ 163,004</u>	<u>\$ 216,934</u>	<u>\$ 198,275</u>
LIABILITIES				
Accounts payable	\$ -	\$ -	\$ -	\$ 9,281
Prepaid Assessments	1,181	-	1,181	1,412
Long Term Liabilities				
Renovation Loan - BSWB	-	36,374	36,374	42,289
Total Liabilities	<u>\$ 1,181</u>	<u>\$ 36,374</u>	<u>\$ 37,555</u>	<u>\$ 52,982</u>
FUND BALANCE	<u>52,749</u>	<u>126,630</u>	<u>179,379</u>	<u>145,293</u>
Total Liabilities & Fund Balance	<u>\$ 53,930</u>	<u>\$ 163,004</u>	<u>\$ 216,934</u>	<u>\$ 198,275</u>

SEE ACCOUNTANT'S COMPILATION REPORT

YELLOWSTONE CONDOMINIUM ASSOCIATION
Statement of Revenues, Expenses and Changes in Fund Balance
January 1, 2015 through July 31, 2015

	<u>Operating</u>	<u>Deferred Maintenance</u>	<u>Total</u>
Revenues			
Assessments	97,518	14,628	112,146
Laundry Income (net)	1,445		1,445
Penalties	75		75
Investment Interest	0	80	80
Total Revenues	<u>99,038</u>	<u>14,708</u>	<u>113,746</u>
Operating Expenses			
Administrative:	12,496		12,496
Maintenance:	33,561		33,561
Asphalt Path Resurfacing	0		0
Recreation Area:	15,191		15,191
Services:	13,697		13,697
Total Operating Expenses	<u>74,945</u>	0	<u>74,945</u>
Reserve Expenses		4,715	4,715
Renovation Project		0	0
Total Expenses	<u>74,945</u>	<u>4,715</u>	<u>79,660</u>
Excess Revenues Over Expenses	<u>24,093</u>	<u>9,993</u>	<u>34,086</u>
Fund Balance Beginning	28,656	116,637	145,293
Fund Balance Ending	<u><u>52,749</u></u>	<u><u>126,630</u></u>	<u><u>179,379</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

Supplementary Information

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION
Schedule I - Budget to Actual Expense Comparison

	Current Year - as of 7/31/2015			Prior Year		
	12 Month Budget	Actual YTD	(Over) (Under)	12 Month Budget	Actual 12 Month	(Over) (Under)
Operating Expenses						
Administrative:						
Accounting	6,500	3,250	3,250	6,500	6,500	0
Annual Meeting	50	0	50	50	5	45
Corporation Fee	15	15	0	15	15	0
Insurance	15,500	9,040	6,460	15,000	15,064	(64)
Legal	500	0	500	500	0	500
Office Expenses/Postage	500	191	309	500	333	167
	<u>23,065</u>	<u>12,496</u>	<u>10,569</u> 54%	<u>22,565</u>	<u>21,917</u>	<u>648</u>
Maintenance:						
General Maintenance	5,000	3,416	1,584	5,000	5,421	(421)
Building Stain/Decks	0	0	0	0	0	0
Chimney Cleaning/Repair	2,500	2,325	175	2,500	2,250	250
Landscape	1,500	903	597	2,000	1,391	609
Manager Contract	46,144	26,917	19,227	44,800	44,800	0
	<u>55,144</u>	<u>33,561</u>	<u>21,583</u> 61%	<u>54,300</u>	<u>53,862</u>	<u>438</u>
Pool Area:						
Health License	275	0	275	275	275	0
Pool Electricity	20,000	13,490	6,510	20,000	22,547	(2,547)
Pool Building Repair	1,500	529	971	2,000	690	1,310
Pool Water/Sewer	1,500	458	1,042	1,500	1,527	(27)
Pool Supplies	2,000	714	1,286	2,000	1,636	364
	<u>25,275</u>	<u>15,191</u>	<u>10,084</u> 60%	<u>25,775</u>	<u>26,675</u>	<u>(900)</u>
Services:						
Electricity-Outside Lights	600	302	298	600	575	25
Firewood	5,000	3,525	1,475	5,000	4,825	175
Garbage	8,500	4,146	4,354	8,000	9,063	(1,063)
Snowplowing	5,115	3,409	1,706	4,650	4,805	(155)
Telephone	525	314	211	525	532	(7)
Water and Irrig/Variable	6,800	2,001	4,799	6,800	7,317	(517)
	<u>26,540</u>	<u>13,697</u>	<u>12,843</u> 52%	<u>25,575</u>	<u>27,117</u>	<u>(1,542)</u>
Total Operating Expenses	130,024	74,945	55,079 58%	128,215	129,571	(1,356)
Reserves						
Deferred Maintenance Reserve	19,504	4,715	14,789	19,232	0	19,232
Exterior Renovation**	0	0	0	0	0	0
Total Budget	<u>149,528</u>	<u>79,660</u>	<u>69,868</u> 53%	<u>147,447</u>	<u>129,571</u>	<u>17,876</u>

SEE ACCOUNTANT'S COMPILATION REPORT

New Business Agenda Items:

- Feasibility of solar power –

Moved by Joel White (22C) to: Direct the Board to investigate the potential for the harnessing of solar power at the Yellowstone Condominium site. This investigation should include, but not be limited to, the legal, technological, structural, financial and esthetic feasibility of harnessing and using, and or selling, solar energy. This investigation should be thorough, objective and impartial. An Initial Feasibility Report should be submitted to the membership in November of 2015, an Interim Feasibility Report submitted to the membership in April of 2016, and a Final Feasibility Report and recommendation submitted to the membership in June of 2016, in time for consideration at the next annual meeting.

- Owner walk around with board members and management company, prior to annual meeting –

Moved by Joel White (22C) to: Direct the Board to organize and accomplish a walk around the Yellowstone Condominium complex on the morning of and prior to the Annual membership meeting. The sitting board members should consider mandatory attendance, as should a representative of the current management company. Owners are encouraged to attend and participate in an evaluation of the status of and issues related to the Yellowstone Condominium complex.

- Bicycle racks –

Moved by Joel White (22C) to: Direct the Board to report to the membership on the need, the feasibility and the cost of building bicycle storage racks at locations in the complex that are convenient to the use of the membership for storing bicycles, and designed in such a manner as to minimize the impact on the maintenance of the grounds. This report should be in the form of a motion to be considered at the Annual Meeting in 2016

- Electric utility box wraps –

Moved by Joel White (22C) to: Direct the Board to report to the membership on the cost of and improvement of visual impact of the electrical utility boxes on our condominium complex grounds by the application of decorative wraps. These wraps would replace the wooden barricades which were originally erected, and subsequently removed during utility construction, in addition to electrical utility boxes that were not initially hidden behind wooden barricades.

- Creation of a nominating committee –

Moved by Joel White (22C) to: Direct the Board to report to the membership on the steps necessary to create a Nominating Committee.

- Replacement of failed "thermopane" windows units –

Moved by Jean White (22C) to: Direct the Board to initiate and coordinate a project that allows owners to participate in a bundled program to replace failed thermopane windows, (or install thermopane windows where single pane windows currently exist).

Should any of the above be approved by a vote of the membership, the Board is encouraged to ask the ownership to assist in the accomplishment of these tasks.