

LAURELWOOD CONDOMINIUM ASSOCIATION INC.
ANNUAL MEETING and ELECTION OF OFFICERS
January 24, 2020

President Chris McDermott called the Annual Member's meeting to order at 3:01 PM. Also present were board members Helen Gilson, Rosalie Rogan, Jim Finnegan and Ameri-Tech manager Jim Mateka. With an approved absence, Dona Conroy was not in attendance. The president established the posting of the Proof of Meeting notice. Pursuant to the call to order, Mateka verified that **42** members were either present or had responded by proxy, constituting a **QUORUM**. Fifteen (15) owners were in attendance.

Finnegan made the **MOTION** to waive the reading and to approve the minutes from the January 19, 2019 annual meeting. Rogan seconded the motion and it passed with no dissensions.

TREASURER REPORT:

Rogan reported that as of December 31st, the following balances were in our accounts: in round numbers, \$13,254 in the Operating account and \$269,788 in Reserves.

PRESIDENT'S REPORT/UNFINISHED BUSINESS:

McDermott took the opportunity to look ahead to projects currently under consideration and contract. The sealing of the parking lots is pending and residents should be aware that it is a two-day project. A towing company has been placed under contract so we can respond quickly to violations. The landscaping plan is being reevaluated. New pool gate closures have been installed and McDermott stressed the need to keep the pool gates closed as our insurance and the use of the pool are in the balance. With the backup of Mateka, McDermott also repeated the need to submit alteration applications as changes to one's interior structure, especially electrical and plumbing, can affect the immediate neighbors and the entire community. Our rental capacity stands at maximum, 7 units or 10% are under rental.

OWNER DISCUSSION:

2276-E had landscaping concerns; 2484-B wanted clarification of how alteration applications should be handled under emergency conditions; 2284-B had illegal parking questions; 2444-B asked about gutter cleaning and carport repairs.

NEW BUSINESS:

Mateka thanked the current board for its work this past year. He also added his thanks to those made earlier by McDermott regarding Gilson's departure from the board. After six years of service acting as secretary, Gilson did not run for reelection.

Owner Boehm made the **MOTION** to adjourn, West seconded it, and the motion carried by voice vote. The Annual Members' meeting adjourned at 3:31.

ELECTION OF OFFICERS:

The newly-seated Board was called to order immediately. McDermott announced that Letitia Daily is open to filling the vacant seat on the board. Finnegan made the **MOTION** to appoint Daily to the position, Rogan seconded the motion and it passed 3-0 with no dissensions. With the seating of Daily to the new board, the following positions were duly nominated and accepted: McDermott for President, Conroy for Vice-President, Daily for Secretary, and Rogan for Treasurer. The nominations were passed by a vote of 4-0.

Finnegan made the **MOTION** to adjourn, Rogan seconded it, and the Organizational Meeting was adjourned at 3:35.