

**YARMOUTH WAY CONDOMINIUM ASSOCIATION INC.
ANNUAL HOMEOWNERS MEETING
Thursday, November 19, 2020 (via Zoom)**

MEETING MINUTES

The meeting was called to order at 6:15 pm.

Owners present were: Sabrina Neu, Steve Muller, Cathy Badell, Kabita Pachhai, Sandra Hallie, plus two proxies, Lauren Muraoka and Drake Elkins, for a total of seven (7) owners. Helen Cartwright attended from Bartlett Property Management. A quorum is present.

Approval of 2019 Minutes

- Steve Muller moved to approve the 2019 annual meeting minutes. Sabrina seconded the motion, which passed unanimously.

President's Report

- Association activities in 2020:
 - Lot 15 alley asphalt resurfaced & concrete pans repaired.
 - Sprinkler leak repaired that resulted from asphalt/concrete repair.
 - Exterior painting of all buildings completed.
 - Balcony repair completed for units facing Yarmouth Avenue.
 - Repair to Outlot D drainage easement retainer wall completed.
 - Concrete and metal barrier installed at the east end of the woonerf adjacent to Outlot D to mitigate future damage to retainer wall related to snow removal.

Treasurer's Report / 2020 Budget

- At the end of October 2020, we had total assets of \$66,932.55. So far this year, our income is in line with the budget.
- All owners are paying every month, with only minor discrepancies relating to the water billing for attached units.
- One owner is significantly delinquent, but the owner is making regular payments.
- Grounds maintenance is overbudget driven by irrigation repair. Overall, we are operating within budget and are making regular transfers to reserves.

2021 Budget

- The 2021 budget with zero increase in homeowner assessments was approved by the Board via remote meeting on October 29, 2020.
- Owners should plan for a possible 10%-20% increase in monthly assessments for 2022.
- Cathy Badell moved to ratify the budget. Sabrina Neu seconded the motion, which passed unanimously.

2021 Projects

- No projects specifically scheduled for 2021, but the Board will look into replacing landscape at the top of the north woonerf.

Election of Directors

- Kabita Pachhai moved to nominate Sandra Hallie, Sabrina Neu, Cathy Badell, Steve Muller, Drake Elkins to the Board. Steve Muller seconded the motion which passed unanimously. Officers will be appointed at the next Board Meeting.

Homeowners' Concerns / Other Business

- *Neighborhood Eco Pass*: Yarmouth Way continues to participate in the NECO Pass program. Pass cost for 2021 is still TBD.
- *Common Trash*: Homeowner is wondering whether the HOA could get a common trash dumpster for YW to eliminate the individual trash bins that owners leave out and attract bears. Conclusion is that our neighborhood is not laid out to easily accommodate a central common trash dumpster.

Meeting Adjournment

- The meeting was adjourned at 6:55 pm.