

Yarmouth Way Condo Association
Annual Meeting
Monday November 27, 2017

MINUTES

The meeting was called to order at 6:41 pm.

Present were: Sabrina Neu and Greg Cooper, Steve Muller and Steve Cox, plus five proxies. Helen Cartwright attended from Bartlett Property Management. A quorum is present.

Approval of 2016 Minutes:

Steve Muller moved to approve the 2016 annual meeting minutes. Sabrina seconded the motion, which passed unanimously.

President's Report:

Sabrina reported on the association activities in 2017.

The new parking policy went into effect in February 2017. All units have two numbered parking tags that they can use for parking in Yarmouth Way parking spaces, and there is a clear process for dealing with vehicles that are non-compliant.

The Board also implemented a process for owners to paint their homes, with a deadline of September 2019.

This year the snow removal contract was administered through the 16th Street Master Association. As it has been a low snow year, Yarmouth Way will be receiving a rebate for Master dues collected for snow removal.

The Limited Common Element fences around the electrical boxes on 17th Street and on the property boundary adjacent to 4628 16th Street were stained.

Some dying trees were removed along the 16th Street alley adjacent to the new EFAA development.

Treasurer's Report / 2018 Budget:

At the end of October 2017 we had total assets of \$43,757.92. 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.

We are under budget by \$6,000 for administration, as the Master Association dues were less than budgeted for. Utility costs are right on budget, and repairs are slightly over budget. Overall we are operating within budget and are making regular transfers to reserves.

The 2018 Budget with a 3% increase in homeowner dues was approved by the Board via email. The increase will allow the Association to increase reserve savings for future improvement projects. Steve Cox moved to not disapprove the budget. Steve Muller seconded the motion, which passed unanimously. Notices will be sent to homeowners informing them of the increase in dues.

2018 Projects:

The main project for 2018 will be crack sealing and seal coating the asphalt, and making repairs to the concrete drain pan in the 16th Street alley. This is a joint expense between Yarmouth Way and Solar Row.

The Board will also look into making some improvements in the General Common Element landscaping. Suggestions include replacing bark mulch which easily blows away with rock mulch in some of the beds, replanting bushes in the Woonerf and improving the bed adjacent to the EFAA homes where the trees were removed.

Election of Directors:

Shamvu has sold his home at Yarmouth Way and is no longer on the board. No one has volunteered to replace him, so we still have a vacancy on the Board.

Steve Cox moved to nominate Sabrina Neu, Cathy Badell, Jessica Holden and Steve Muller 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. Passes for 2018 will be \$150 per person and we have had sufficient interest to cover the cost to Yarmouth Way.

House Painting: All owners have been informed of the requirement to have their home painted no later than September 2019. Steve Cox asked about the possibility of getting group pricing. Helen advised that he gets in touch with his immediate neighbors to discuss this together.

Drainage problem at 4632: Steve Cox said that water drains from the landscaping and driveway behind his property into the yard and puddles as there is no way for it to drain to the alley. We will investigate installing a chase drain or other feature that will improve drainage, in conjunctions with repairs in the alley.

Change in Management Company: Bartlett Property management is ceasing managing HOAs at the end of this year. The Board has contracted with Creekside CAM, a new company set up by the current manager Helen Cartwright, for management services beginning January 1, 2018.

The meeting was adjourned at 7:29 pm.