

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION, INC

MINUTES OF ANNUAL GENERAL MEETING

Clubhouse Meeting Room
October 24, 2018, at 6:00 p.m.

1. Notice of Meeting. *Notice* of the Annual General Meeting was sent to all owners of record by mail. A *Proxy* form that had been individually numbered for identification was included with each *Notice* that had been mailed. Members who were delinquent in their dues were notified that they would not be allowed to vote unless their account was brought current prior to the meeting.
2. Call to Order and Quorum. The meeting was called to order at of approximately 6:15 p.m. At that time, a total of 172 units were represented at the meeting. 36 people appeared in person representing themselves and/or proxies. This total of 172 units present exceeds the number required to create a quorum for purposes of holding the Annual General Meeting.
3. Board Members Present. Board Members Chu Ho Son, Jud Davis and Paul Gremse were present, constituting a quorum of the Board, as well.
 - a. Waiver of Reading of Last Year's Minutes. The Members of the Board and the Association Members present unanimously waived reading of the minutes of last year's Annual General Meeting.
4. Auditor's Report. Michele Giometti, the Association's Auditor for the audit of the Association's financial books and records for the calendar years 2016 and 2017, presented the results of her audit, which approved the Association's records without exception. There was a brief discussion of her report with Association Members present.
5. Security Report. Robert Martin, the Association's Security Officer, made a short report on the status of security issues within the complex.
6. Welcoming Remarks and Budget Presentation by the Board President. Chu Ho Son welcomed the Members to the meeting, led a brief discussion of the Association's budget. Rick Daily explained the procedures for the approval of the Budget.
7. Nomination of Candidates for the Two Board Vacancies. Two vacancies existed due to the completion of the terms of Judson Davis and Linda Moore. The following Members were nominated: Judson Davis, Daniel Langevin, Barry McConnell, Kahlea Qualls, Kevin Rusch, and Pavel Shimkin.
8. Election. Following brief statements from each candidate, the Members placed their votes, and the votes of those for which they held proxies, on paper ballots. The ballots were counted by staff. As a result of this election, Kevin Rusch was elected, and Judson Davis was re-elected to the Board.

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9. Property Manager's Report. Rick Daily presented a brief report and update on various ongoing projects and events.
10. Homeowners' Forum: Budget Issues. Rick Daily led a brief discussion of budget issues, and invited Owners to participate in a Budget Workshop to be held during an upcoming evening (exact date to be announced) at the Clubhouse Office.
11. Final Budget Approval. The Board members present decided that final action on the Budget should be made at the November Board Meeting. This meeting will be held on the *second* Wednesday of November (November 14, 2018, at 6:00 p.m.), to avoid a conflict with the Thanksgiving holiday.

Respectfully submitted,

Richard W. Daily

Property Manager