

Natapoc Village Condo Association Annual Meeting
May 19, 2013
Final - Approved 5/18/14

Present: Jim Farmer, David Thorbeck, Bud & Connie Olsen, Brooke & Bella Fritz, Marcus Wood, Sarah Navarre, Margot Navarre & Stephen Carroll, Mary Anne Thorbeck, Lloyd Long, and Dick & Joann Swanson

Absent: Lynn Withrow, Steve & Marie Olson, Michelle & Phyhogeos, Todd & Michelle Biggs, Sue Hennessy, Dave & Meg Krah, Dick & Shawn Gleason, Charlie & Julie Kindel and Bob & Darlene Jaeger.

Call to Order and Approval of Minutes: The annual meeting of the Natapoc Village Condo Association was held in the condo of Marcus Wood and Sue Hennessy and was called to order at 10:10am by President Marcus Wood. (Thank you to Marcus for hosting) Marcus called for a motion to approve the 2012 minutes. **Bud Olsen moved and Jim Farmer seconded that the Draft Minutes of the 2012 Annual Meeting be approved as e-mailed to the members. Motion was approved by all present.**

Building, Grounds and Treasurer's Report

Marcus turned the meeting over to David Thorbeck who related the following:

Hot water heaters were replaced in most units during the past year. There were a couple of units that had to replace theirs in the previous year and those owners were reimbursed for the price of a 50 gal tank. **Steel braided hoses** were installed on all washing machines in all units that did not have them already.

Condo/Building Insurance: Our premiums have gone down this year as we have just completed five years with no claims. Monthly premiums have gone from \$1803 / month to \$1556 / month. Our insurance company came had an inspection this year of your buildings and grounds and the only thing that they wanted changed is that we remove the trees between Building A and Building B. As these trees are not large and don't seem to be a major problem, David will work with the insurance company to see how important this request is from them.

New fire extinguishers: Our insurance company required testing of our 7 y/o fire extinguishers. It was more cost and time efficient to buy new ones. Please familiarize yourself with the extinguishers nearest your unit. The old extinguishers are available for your unit or home. The gauges say they are fully charged but no guarantee is included.

Heat Tapes & Lights: Heat tapes were fixed on the roof when new Christmas lights were changed on the buildings last fall and they have remained in place through the winter.

December Storm: Natapoc survived the storm with no major damage. We have some tree problems in front with broken and leaning limbs. We had some extra expense as David called Lisa Hanson who is the manager for the grey condo units. She was able to do a walk through all the Natapoc units to make sure everything was okay. He thinks that we should keep her in mind as she would be a possible person to take over tasks that need an on site presence.

Odds & Ends:

Frontier Phone Lines: If you have a Frontier phone line and intend to change to a cellphone, please call David. Our fire alarm system is connected via those lines. We may eventually have to go for a cellphone connection but that is more expensive so have been avoiding that change.

Critters: Call David, if you notice chipmunks or squirrels going into holes on the outside of the building. If you notice carpenter ants in June don't worry as they are swarming at that time. If you still see them in July, call David. He has made and installed bird houses for the swallows in the hope that they will be used for nesting instead of undesirable places in our buildings.

Septic System: This is your yearly reminder to use only liquid detergent in your dishwashers & washing machines and liquid soaps for your personnel use. Please use single ply TP as it is ever so much easier on the septic system. It is not that hard to find as it is carried by all grocery and drug store chains.

Heat pumps: David has reconnected the heat pumps. He left them on E Heat which is more efficient during cold weather. He checked all the heat pumps and they should be ready to use for regular heating now and cooling when the hot weather arrives.

Painting: This will be done as needed this summer. If you see bare spots on your railings or notice places around the building that are in need of work, let David know and he will hire someone in Aug/Sept for touch-ups if needed.

Deliveries or service work: If you need to have someone let into your unit, you can call Brad Ulrich at the Kahler Glen rental office. He has a key ring for Natapoc in the pro shop. Please let him know if you have arranged for work or a delivery as he will not necessarily let anyone into your unit if he does not know them or that they are coming. He is not at the Resort everyday but the answering machine is checked everyday and others can fill in for him on his days off. Phone: 509 763-4025

Landscaping: We have a problem with gophers in some of the flower beds. We will hire the Resort staff for this problem as they are working on the golf course gophers. We will hopefully hire Lynn Zirjacks to help revitalize the beds as well as help with the weeding around our grounds. We hire the Resort staff for mowing. Our irrigation system has been a problem this spring as it is every spring until air gets out of the golf course irrigation system. Brooke will help David with this as he is here full time.

2012-13 Actual Budget Numbers and 2013-2014 Budget (attached to the minutes)

David handed out the budget and went through it line by line. He noted that we were only able to add half of what we want to our reserves because of the expense of the hot water heaters. Our current reserves are 81K and there is \$10K more in the checking account because of pre-paid association fees. There is no increase of fees in the budget. He talked about some big-ticket items that the reserves will be needed for in the future such as enclosing an area between the garages to store community items, re-do cement side walks and new roofs on the buildings and garages. He will look into replacing the furnace filters this year. He mentioned that the Board had reviewed his Quicken list of income and expenditures for the past year. **Jim Farmer moved and Lloyd Long seconded that the 2013-14 Budget be accepted as presented. Motion was passed unanimously.**

New Business: Marcus asked if anyone had any new business.

David made a motion that our Association make a donation to the local fire department in gratitude for all the good work they do and number of trips that they have made to Natapoc. Bud seconded the motion and after brief discussion it was passed unanimously.

Dick Swanson said that his unit is very dark because the trees in front of his condo have grown over the years and now fully shade his unit. He would like to have the trees thinned or pruned so more light enters through his windows. We are uncertain who owns the land the trees are on. **After discussion, David made a motion that an advisory committee be set up to study what could be done to thin the trees. Sarah seconded the motion that passed unanimously.** Brooke, Dick, Sarah, Margot & Stephen will report back to the Board with options and suggestions. Marcus said that he would be glad to get involved with the issue.

Recycling is now available at Kahler Glen. The container for this is at the club house near the dumpster. Here is the link to review the usage guidelines:
http://www.kahlerglencommunity.com/images/Recycle_Guidelines-English.pdf

Comings and Goings

Marcus announced that Bud & Connie's unit is for sale as well as Michelle & Todd Bigg's unit. We wish them well and will miss them.

He mentioned that Brooke & Bella are now living at Natapoc full time and have started a new photography business and wished them luck. www.bellafrizphotography.com
Brooke also mentioned that he has a lot of experience with home improvement and is available for work /odd jobs and painting in Natapoc units. Cell: 206 681-7377

Election of Secretary: The three association officers are elected on a rotation three year cycle. This year the office of Secretary is up for election. **Jim Frammer moved to nominate Mary Anne Thorbeck for Secretary of the Natapoc Village Condo Association. Motion was seconded by David Thorbeck and motion passed unanimously.**

Meeting was adjourned at 10:30am.

Minutes respectfully submitted,

**Mary Anne Thorbeck
Secretary of Natapoc Condo Association**

Natapoc Village Budget 2013-2014 (approved 5/19/13)

	2011-12 actual	2012-13 actual	2013-14 budget
Dues/Income	\$41,138	\$42,000	\$42,000
Expenses			
Insurance	20,601	21,345	18,681
Landscape	2,219	2,436	3,000
Snow removal	2,659	1,292	3,000
Bldg Maintenance	3,069	1,115	3,000
EDS Alarm	912	912	912
Electricity PUD	801	721	800
Supplies	317	348	350
DT/JP hours	870	(\$1,080)	1,000
Water Heaters		\$6,312.37	
Reserves	8,283	4,550.50	9,000

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 One time project 2013
 Spent on hot water tanks and plumbing
 Total \$12,992.57 NVCOA share \$6312.37

New fire extinguishers \$606.74
 Lisa Hanson 69.00

Balance May 18 \$91,632.69
 Dues paid ahead 10,500.00
 Current Reserves \$81,132.69