

Natapoc Village Condo Owner's Association
Annual Meeting May 18, 2014
Final – approved 5/17/15

Present: Steve Olson, Bud & Connie Olsen, David Thorbeck, Brook Fritz, Marcus Wood, Sarah Navarre, Margot Navarre & Stephen Carroll, Mary Anne Thorbeck, Lloyd Long, Dick & JoAnn Swanson

Absent: Jim Farmer & Lynn Withrow, Marie Olson, Bella Fritz, Sue Hennessy, Michelle & Nick Psyhogeos, Neil & Juli Horan, Dick & Shawn Gleason, Dave & Meg Krah, Charlie & Julie Kindel and Bob & Darlene Jaeger

Proxies to Board: Farmer/Withrow (Unit 101), Kindel (Unit 204), Psyhogeos (Unit 201)

Call to Order and Approval of Minutes: The annual meeting of the Natapoc Village Condo Owner's Association was held in the condo of Marcus Wood & Sue Hennessy and called to order at 10:10am by President Marcus Wood. Marcus welcomed all in attendance and asked if there were any corrections to the 2013 minutes. One error was noted by Steve Olson that he was not mentioned in the absent category last year. **A motion was made by Brook Fritz that the minutes be approved as amended. Motion was seconded by David Thorbeck and approved by all present.**

Marcus thanked David Thorbeck for his continuing work on managing the affairs at Natapoc and for being the Treasurer for the last many years. He said that he and David had talked and that hopefully many of the Natapoc tasks that David has been doing will gradually be shifted to the new management services in place at Kahler Glen through the Community Association. He reminded everyone that if work needs to be done in their Natapoc unit to call Gary Marks (Property Services Manager) and his team at Kahler Glen. They will either be able to accomplish the task or supervise the task by others. Marcus also related that he had reviewed the books with David and reminded everyone that if any owner wants to look at the books at any time they are welcomed to do so.

Building, Grounds & Treasurer's Report. He turned the meeting over to David Thorbeck. David thanked everyone for their continuing the twice a year payment plan for condo fees which makes his life easier. He reports that all units are up to date with their payments. He passed out the proposed for 2014-15 budget and then went down each line item.

Insurance: There will be a big drop in our condo insurance premium this year. Farmer's had added a 4% inflation increase in replacement value to the buildings over the last many years. When David and the insurance agent looked at the valuation that the company had on the buildings it seem way out of proportion. People were consulted on replacement value costs and it was determined that we were over paying for our condo insurance, thus the \$5000 decrease in our yearly premium. **Grounds:** David has contacted the new Community Association Services to do the mowing this season. David increased the dollars for landscaping as we need to re-do the perennial beds in our berm across from the KG parking area. David is going to meet with a woman who has done work for the other condo association about this. Margo Navarre offered to help with task. David reports status quo with the sprinkler system this year. It is always a problem and it has had several repairs already this year and is not working properly yet. David had contacted Gary Marks about tree removal in front of Building B to get more light into the Navarre and Swanson units. Two trees were removed and others were thinned. **Snow:** Snow plowing remains a big budget item and it was high this past season but not the most we have ever spent. He will work with Gary Marks for next snow season to see if the snow plows can do a first sweep through our parking lot as they do road clearing so people can get out early in the morning for ski and work reasons. **Alarm system:** David reminds everyone that if they have a **Frontier land line** to please call him if you are going to discontinue it. It may be tied to our fire alarm system. As the land lines disappear we will have to go to cellular phones for the alarm system which will be more expensive. **Painting:** If you notice that your outside rails or door frames need a touch up call David and he will co-ordinate painting this summer. **Parking Lot:** It has been several years since we have had the asphalt sealed and everyone seemed to agree that the time has come to do this again. David will put this on his to-do

list. **Furnaces:** There were two problems with furnaces in Building B this past winter. We had a discussion about whether to have our association pay for a maintenance check for all furnaces. Several people pointed out that kind of a check will not catch mechanical problems ahead of time. It was decided we would not have a company come out and do maintenance of all furnaces. Owners should decide on their own if they want to have this done. The little black box (the sequencer) was replaced in all furnaces in 2010 and we were told that they were good for 8 years.

Bank Signature Card: David would like to add the secretary to the signature card for the bank in Seattle. The president would ordinarily be the second signature but as Marcus lives in Portland that makes it a bit difficult. **David moved that Mary Anne Thorbeck be added to the signature card for the Natapoc Association bank account at Bank of America in Seattle.** Motion was seconded by Bud Olsen and approved by all present.

Odds and Ends/ New Business:

Condo Fees: There was a discussion in coordination with the budget about whether people were happy about adding more to the reserves or having their condo fees lowered a bit this year. The consensus was that people were more than willing to add to the reserves by keeping their dues the same for the 2014-15 year.

Board Liability: David, Marcus and Steve Olson spoke about having those present pass a motion on Board Liability. Our condo insurance includes insurance for Directors & Officers Liability Insurance which covers an organization for negligence or omissions by its officers. **Marcus Wood moved that all actions of the directors and officers of the corporation on behalf of the corporation during the past year were ratified and confirmed, provided the actions were within the scope of the directors and officers duties and not outside the normal course of business of the corporation.** Motion was seconded by Bud Olsen and passed unanimously.

Fire Wise Program: In answer to a question by Dick Swanson, David will be contacting Bill Miller who is doing the fire risk assessments at Kahler Glen.

Dumpsters: Sara Navarre mentioned that the lids on our dumpster are heavy to lift. There are plastic ones on other dumpsters and she wanted to know if we could get them. David will talk to Gary Marks about that.

Natapoc Shed: Steve Olson and David spoke of the need for a shed to store Natapoc items. At the present time most Natapoc items are stored in David's garage. David and Steve would like to see the area between the garages made into storage for association items (such as tables, chairs, ladders, tools, etc.) **David made a motion that he and Steve Olson would look into planning and designing a storage area between the two garage buildings, submit the plans to the Kahler Glen architecture committee and then submit the costs to the Board for their okay.** Sara Navarre seconded the motion which was approved by all present.

Election of Treasurer: The three Natapoc Association officers are elected on a rotation three year cycle. This year the office of Treasurer is up for election. **JoAnn Swanson moved to nominate David Thorbeck for Treasurer of the Natapoc Village Condo Owners Association.** Motion was seconded by Connie Olson and motion passed unanimously.

Audit: David Thorbeck moved to by-pass an audit for another year. Lloyd Long seconded the motion which passed unanimously.

Meeting adjourned at 11:30am.

Minutes respectfully submitted,

Mary Anne Thorbeck