

Seaview Condominium Association
Annual HOA Members Meeting
August 11, 2022

(Prepared by Powell, Seiler & Co.)

Meeting was called to order on August 11th, 2022 at 6:35 pm. The meeting was held on the Condominium property at the northeast end of Building B. Roll call found 20 units present, 3 by proxy, and 1 by phone, meeting the necessary quorum.

In Attendance: Jim Chrietberg – President; James Joyce – Vice President; David Livermore – Treasurer; Michael Handorf – Member; Jerry Schacht – Member; Jeffrey Hightower – Property Manager; Mary Ellingsen – Member.

Owners; Daniel Hart, Charles Talbott, Judith Thompson, Thomas & Valerie Tebow, Sherie Thomas, Susan Livermore, David & Sandra Tellvik, Jay Michaud, Valerie Always, Susan Perletti (via phone), Jerry & Barbara Schacht, Karen Crawford and Jorji Miklos –Powell, Seiler & Co – Acting Secretary.

Jim Chrietberg started the meeting with introductions of the board, and noting that he has served since 2014. Jim discussed board decisions are the responsibility of the board and should benefit the SHOA members and transparency involves being completely visible and open to scrutiny, so that it's clear that nothing is being hidden.

After introduction, Jeff Hightower Property Manager recapped the status of projects.

- Rotten wood has all been replaced
- Stair wells will be painted in the next few weeks – remainder will cost \$1,150
- Parking lot project is scheduled for all day Monday. The cost is approximately \$7,800 instead of the \$25,000 estimated.
- Moss on the roof has been killed. There are still some dead clumps on the stairwell roof that will be knocked off in the near future.
- Roof is still in overall good shape and has about 20 of its 50 year life left based on an inspection from 2 years ago.
- No big projects for 2023 are currently planned.

Jim praised Jeff on a great job.

Jim led a discussion on insurance. Association has a new policy with lower costs, thanks to Jeff Hightower gathering information needed in order to get lower rates. Jim next proposed putting up for discussion whether the HOA and board members feel it is necessary to continue with the board member insurance, or would they rather save \$1,000 by not having it. Jim didn't think it was necessary. A member brought up who pays in the event of a fire in the building and how that is covered. It was explained that in the event that a fire damages the interior of units, it falls under the homeowner insurance and is not HOA's responsibility. Owners should have insurance to protect their interior and belongings. David Livermore suggested at least \$95,000 on interior coverage, which runs usually around \$500-\$900 per year.

David Livermore discussed the finances of the HOA. After reviewing the numbers for the year, he pointed out it's hard to predict the balances for the year's end just a little over half way through the year. He mentioned there was an annuity that had matured and was moved to the checking account and they are looking at places to reinvest, but would also be able to use it for an emergency. He also expressed the need to increase the emergency fund. The parking lot came in lower than projected so the board is looking at lowering the association fees for next year. A final figure, will be looked at in October after more funds are accounted for.

HOA members and board members brought up concerns again over the Board Member insurance. Michael predicted it was roughly \$35 per 2 bedroom and \$29 per 1 bedroom as an impact. It was put to a vote and those in attendance voted 15 (plus 3 proxies) to continue with the insurance for the board members.

Jim let everyone know that Susan Livermore would no longer be graciously volunteering her time to keep up the gardening in the flower beds. He asked if anyone else wanted to volunteer to do this. No one did, but a couple of owners suggested maybe planting annuals so they didn't have to be replaced yearly. Susan pointed out that the deer eat them and you have to be very select about what you plant and where because of this. Jim then suggested that the association consider hiring a gardener. No one had an idea of costs for the gardener, but Michael reminded everyone for every \$1,000 they voted on, the impact in rates is roughly a \$35 increase. Everyone agrees that costs need to be presented and voted on.

It was brought up by Michael that efforts were being made to save members money, and that each HOA member has a say in the matter.

Michael Handorf reviewed changes to the CCR regarding the meeting being changed to 3rd Quarter. There was no opposition to this change. Michael then reviewed the changes to the election terms and the reason behind staggering terms and that the existing board members would be resigning at the end of the meeting and an election would be held with Board nominations, the voting for new Board members and assigned terms. There was no opposition to this change.

Jim Chrietberg, brought up that there were some concerns about the parking lot and maybe the need for it to be monitored. The following was discussed:

- Guest Parking should remain 4 hours – no change
- Parking in your designated space – does this need to be further addressed – no change
- Will the pooling of water by mail box be fixed in parking lot repairs? - No.
- Storage of items under stairwells. No – not a storage place. Items should be stored elsewhere.
- Move larger trucks to visitor spots to avoid cramped spaces and door dings.
- Rodents have gotten into cars parked in certain spots causing excess of \$800 in damages.
- Use common sense and politeness in the parking area.
- Do not put nasty grams on peoples cars when you are upset about something.

Most all owners were in agreement that there was no need for a monitored parking lot, or more restrictive rules.

Jim Chrietberg then asked the members what improvements they would like to see.

- Suggestion of a community fire pit on behind building B.
- Suggestion of a bike rack put at the end of each building.
- Suggestion of a covering for the patio out back.

The "Mess" down the road needs to be addressed. (Reference a block north of units.) Condo Owners are encouraged to unite and go to the county to complain. The Condo Association may need to engage an attorney over the situation. If it isn't dealt with, it could lower home values. The Board asked for volunteers – No one volunteered.

Michael Handorf then asked if everyone was in agreement with the updated CC&R and Bylaws presented. A majority of hands were raised indicating a "yes", and the CC&R and Bylaw changes were accepted.

With this the existing board members hereby resigned at 7:50 pm. Nominations were taken for new board members. Nominated and seconded were Charles Talbott, Jim Chrietzberg, Michael Handorf, Jay Michaud, James Joyce, Mary Ellingsen, Jerry Schacht and David Livermore. Jerry Schacht, David Livermore and Jay Michaud declined their nominations. Given that there were only 5 members nominated, a vote was taken on all 5, which passed unanimously. Jim Chrietzberg and Michael Handorf were selected to serve for 2 years; Mary, James and Charles will serve for one year.

In closing, Michael Handorf and Jim Chrietzberg let the owners know that the reduction in rates will be roughly \$500 per year for 2 bedroom units and roughly \$400-\$425 per year for 1 bedroom units.

They also reminded everyone that the parking lot resurface would be on Monday and please have all vehicles from the lot prior to 8:00 am.

Meeting was adjourned at 8:00 pm