

# ***CHELAN AT CASCADE SUMMIT ELECTION AND BOARD MEETING***

September 29, 2015

## **MINUTES**

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**1. 7:08 P.M. OPENING OF MEETING**

There was a short time of signing in and introduction of those in attendance. There were twelve in attendance and all eight owners were represented, with 6 households in person and two by proxy.

**2. NOMINEE DISCUSSION:**

The property manager, Tim Benintendi explained the basic responsibilities of board members and how a board should function. There was also a short time of discussion concerning those interested in serving on the board of directors.

**3. INTERIM ELECTION:**

Voting was conducted and five board members were elected with the tally of the ballots by the property manager. The terms are to run until the upcoming annual business meeting.

*The following homeowners were elected as board members:*

**Debra Stills, Bryson Liberty, Doris Jenkins, Ron Bottaro, Cecil Denny.**

It was agreed upon to have the annual business meeting on Thursday, November 5<sup>th</sup>, 7 PM in the community room.

*The property manager briefly touched on the following issues for the board of directors to be aware of at the present time and for the future.*

- a. **Consistent Financial Reporting:** This is to be provided by the property manager with monthly reports emailed to board members.
- b. **Reserve Study Consideration:** There is a need to have a 30 year reserve plan for proper compliance with the governing documents.
- c. **Possible Amendments to the Bylaws:** There was brief discussion of the process for considering amendments which would require the voting of homeowners.
- d. **Annual Maintenance Schedule:** This a something that should be followed on a consistent annual basis.

**4. HOMEOWNER DISCUSSION**

**There was a motion from Debra Stills, and a second from Bryson Liberty with all others in favor, for removal of Bill Hill from the two bank accounts and to designate Cecil Denney as the lead person to deal with the bank.**

**There was a motion from Debra Stills, and a second from Bryson Liberty and all others in favor to provide access to the box of HOA record documents for Paul and Linda Blankenmeister and/or their legal counsel, Damon Henrie.**

**There was further discussion of the need for Board Fidelity Insurance Coverage. Renee Stuart volunteered to look into whether or not there is such coverage in place and if not then what would the cost be to attain the necessary coverage.**

**ADJOURNMENT: 9:08 PM**

**Respectfully Submitted,  
Tim Benintendi  
Property Manager, Broker**