

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)**  
**ANNUAL MEETING MINUTES**  
**Saturday, December 20, 2014**

The 2014 annual meeting for the Autumn Heights Condominium Owners Association (AHCOA) was held on Saturday, December 20, 2014 at the AHCOA clubhouse. Eric Swanson, President, called the meeting to order at 10:00 AM. Board membership in attendance included Vice President Rosemarie Hall-Heyduk,, and Secretary/Treasurer Mike Leewaye. Kerry Cantrell representative of Z&R Property Management as Property Manager for Autumn Heights COA.

The annual meeting required 47 for a quorum, and a quorum was not met with a total of 34 homeowners in attendance and proxies presented. Mr. Cantrell verified voter eligibility at the clubhouse door, and verified certification of proxies as well as proof or waiver of notice.

The 2013 Annual Meeting Minutes were reviewed by all in attendance. The amended minutes were approved by a show of hands of the members present.

**OFFICERS' REPORTS and COMMITTEE REPORTS**

Reports were submitted by the President, Vice President and Treasurer.

**BUDGET OVERVIEW**

Mr. Cantrell briefed members present with an overview of 2014 expenses. All homeowners present were provided with copies of year end gross operating costs as well as the approved 2015 budget proposal. The overview of the budget and expenditures as of the end of November 2014 balance sheet reported that the Association ended the month of November with total assets of \$111,330. The Balance consists of a total of \$67,458 in Cash Operating, \$36,025 in Reserves, and \$8,748 in Accounts Receivables.

**2015 Budget**

The 2015 budget was presented by Mr. Cantrell, and provided owners with a breakdown of the Associations costs, this was reviewed in detail to show owners exactly what their monthly dues cover per the set budget. There were not enough Members present to veto the proposed budget, and a show of hands indicated tacit approval from those present.

**OWNER EDUCATION**

Mr. Cantrell gave a presentation covering the basics of HOA living, to include many aspects of what an HOA is, how it operates and the rights and responsibilities of its members.

**ELECTION OF BOARD MEMBER**

The Board of Directors has one position that is up for election. The one nominee for the seat was Pat Beatty. She ran unopposed and was elected to the Board for a 3-year term.

**OPEN FORUM**

There was discussion of the upcoming Phase II of the property-wide landscape work and its ongoing planning progress.

**ADJOURNMENT**

There being no further Association business, Ms. Hall-Heyduk adjourned the meeting at 11:15 am.

Respectfully submitted, Kerry Cantrell  
Property Manager