

**Heather Hills Apts No.1
Condominium Association
December 3, 2021 Board Meeting Minutes**

Budget Meeting

Meeting was called to order at 10:00

Certify Quorum members the Board and Members:

All Board Members were present. 30 Residents completed the required proxy.

The residents voted not to fund the reserves.

The board approved the 2022 annual budget

Meeting was adjourned at 10:05

Annual Meeting Agenda

Meeting was called to order at 10:06

Proof of posting: First posting was made on October 1, 2021; second posting was made on November 18, 2021

Thirty proxies were completed to establish a quorum.

Motion was made by Dave and seconded by Bruce to waive the reading of the minutes

Candidates have all read and agree to abide by the association documents

Election of directors was not required. Louise Solimine has agreed to fill the vacant seat on the board.

Reports of officers and committees:

Chris Stancil (the association's property manager) reported that there are currently no immediate financial issues to address. Chris also stated that the association has recently used Gus 'plumbing for association issues, and has been satisfied with the company.

There was no report of unfinished business.

NEW BUSINESS:

Seating of the officers:

Motion was made by Julie, and seconded by Dave to elect Louise as Treasurer. Motion passed.

Motion was made Julie, and seconded by Dave to elect Eileen as Secretary. Motion passed.

Motion was made Bruce and seconded by Eileen to elect Dave as Vice President. Motion passed.

Motion was made by Dave, and seconded by Bruce to elect Julie as President. Motion passed.

Julie made a motion to adjourn, seconded by Dave.

Meeting was adjourned at 10:20.

**December 3, 2021 Heather Hill Condo 1 Board Meeting
New Business**

Meeting called to order at 10:25

Chuck and Jeanne Danzi (Villa 1006) sent a request to the board for permission to replace the pavers in their court yard, and create a patio of pavers at the north side of their unit, which will have dimensions of 10'x20'. Julie made a motion to approve their request. Dave seconded the motion. The motion passed.

The rent structure was discussed for villa 1020. The lease needs to be renewed
Julie made a motion to increase the rent by \$50.00 per month. This would bring the current monthly rental to \$1050.00 per month. Motion was seconded by Dave. The motion passed.

The rent for unit 1004 was discussed. The current monthly rental is \$700.00. This amount does not cover the exclusive bulk cable charge or a recent rent increase. A motion was made by Dave and seconded by Eileen to increase the rent to \$850.00 per month. The motion passed.

Maggie and Doug Myers requested permission to remove a small maple on the east side of their villa. Julie made a motion to allow them to remove the tree. Motion was seconded by Bruce. The motion passed.

Chris Stancil agreed to notify both unit residents of the new rent structure.

A motion was made by Julie, and seconded by Dave to adjourn.

The meeting was adjourned at 10:50.