

Edwards Village Center Owners Association

Annual Meeting Minutes

February 27, 2024

The annual meeting of the Edwards Village Center Owners Association was held on Tuesday, February 27, 2024, via ZOOM videoconference at 11:30 AM.

Attendance: Steve Shanley – D207, Bruce Chapman – C210, Jill Lau - G101 thru G214, Stephen Turner – E201, Mike Rindone – C107 & C108, Michelle Lenert – C207 & C208, Rob Hahn – H101 & H001, Barabara Hogoboom -C202, C203, C204, Lauren Hopkins -D205 & D206.

Others In Attendance: Dave Zippie – CPA and Michael Walter – Managing Agent

Roll Call / Quorum: With 40.99 % of the membership in attendance or represented by Proxy a quorum was established to conduct business.

Call to Order: Steve Shanley called the meeting to order at 4:07 AM.

Reading of the Minutes of the 3-20-2023 Annual meeting Minutes: Jill Lau made the motion to waive reading of the Minutes of the annual meeting held 3-20-2023 and approve the Minutes as presented. Mike Rindone seconded the motion to waive reading of the minutes and with a vote taken, the Minutes of the Annual Meeting held March 20, 2023, were approved as presented with no dissenting votes cast.

Financial Review: David Zippie – CPA reviewed the financial statement for the year ending December 31, 2023. Dave reported that overall, the association ended the year under budget by \$6,969. Dave reported that the General Common budget was over by \$2,713 while the Limited Common budgets were mostly under budget due to saving on utilities.

2024 Budget: Dave Zippie presented the 2024 budget unchanged from the 2023 budget with a few line-item adjustments. With no member expressing an objection to the budget (unchanged from 2023) the 2024 budget was ratified by the members.

Election of Board Members: The term limits for board members Mike Rindone and Steve Shanley ended upon this annual meeting. Mike Rindone and Steve Shanley were nominated to serve another term and with no other members expressing a desire to serve as Board members either through written ballots or members present at the annual meeting, Mike Rindone and Steve Shanley were elected to serve another three-year term ending upon the 2026 annual meeting.

Managers Report on Capital Improvements: Michael Walter informed the members of the capital improvements planned during 2024. Walter stated the RTU's serving building E would be installed later this spring at a cost of \$82,521. Other repairs to the HVAC systems

building G would commence in March costing approximately \$15,000. The fire detection systems in building A, C, and D will be replaced later this spring at a cost of 57,484.00. Walter stated that building G's fire panel was replaced in 2019 and a new fire panel was installed in building B, in 2021. Due to the buildings size, buildings E, F, & H - do not require fire alarm monitoring.

The installation of handicap accessible doorways will be installed in buildings C & D in the next sixty days at cost of \$9,500 paid for in 2023.

Walter stated that after the property inspection this spring, minor repairs will be made to the parking lots, caulking of sidewalk cracks, and some painting of the buildings trim.

Other Business: Michael Walter reported that surveillance cameras were installed to monitor the use of the dumpster enclosures located to the east of 1st Bank and another focusing on the dumpster to the north of the Post Office building. Walter stated that as soon as he can locate a welder to install a latch lock set on the dumpster enclosure for the 1st Bank and Post Office gates then management will install padlocks to further discourage non- owners and tenants from illegally throwing refuse in the associations trash receptacles.

Adjournment: With no further business presented, Mike Rindone made the motion to adjourn. Steve Shanley seconded the motion to adjourn and with a vote taken, the annual meeting was adjourned.

APPROVED:
