

TTBH 2022 Annual Meeting Minutes

WELCOME AND INTRODUCTIONS

The Annual Meeting of the General Membership of the Terrace Townhomes of Beverly Hills was held on November 16, 2022, virtually via Zoom. Members of the Board of Directors presented and introduced themselves as follows: Gary Burns, President; Craig Bogle, Treasurer; Sandy Seim, Vice President and Pamala Shover, Member-at-Large. Other, Juan Cardenas (legal Counsel) Rippy Gill & Hailey Kinkade AMV Representative.

CALL TO ORDER

Gary Burns called the Annual meeting to order at 7:32pm. AMV representative Rippy Gill confirmed that the meeting was properly noticed.

ROLL CALL

As members logged on virtually from 7:00 PM to 7:30 PM, AMV Community Manager Rippy Gill verified the people logged on were unit owners and took their attendance. Quorum was established.

- 1704 Dogwood – Danny Cackley
- 1712 Dogwood – Celia Ochs
- 1776 Dogwood – Henry Glover
- 1601 Kenwood – Dan Duckwitz
- 1607 Kenwood – Deborah Molotsky
- 1611 Kenwood – Beth Kramer
- 1615 Kenwood – Andrew Sileo
- 1621 Kenwood – Nancy Hailpern
- 1623 Kenwood - Patricia Hartford
- 1631 Kenwood – Miranda Webster
- 1651 Kenwood – LaNola Stone
- 1653 Kenwood – Amanda McConnell
- 1659 Kenwood – Carolyn Campbell
- 1661 Kenwood – Lisa Sweeney
- 1673 Kenwood – Virginia Nicolaidis
- 1687 Kenwood – Carol Anderson
- 1695 Kenwood – Patricia Heflin
- 1697 Kenwood - Pamela Shover

APPROVAL OF MINUTES

Attendees were requested to read the 2021 Annual Meeting Minutes, which were emailed to all Association Members as well as posted to the community website earlier in the day before the meeting. Virginia Nicolaidis motioned to approve the minutes as amended; LaNola Stone seconded. The motion was offered for a vote by General Membership and was approved unanimously.

OFFICER REPORTS

President: 2022 annual meeting being held virtually for rising flu and covid cases. Next year the association will attempt an in-person meeting to conduct the 2023 annual meeting. The cost of goods has increased over 9% for common building materials. Please schedule your chimney inspection if you have not already done so. Asphalt repairs are on hold until 2023.

Treasurer: Associations costs for Insurance, utilities & legal expenses have increased over 2022. The Reserve account is low due to increased spending costs for repairs. One January 1st, 2023, the dues will increase, the upper units' dues will increase by \$18 per unit & lower units will increase by \$15 per unit to rebuild the reserve funds. This is in an attempt to avoid a special assessment in 2023. The 2023 budget will be provided to owners within the coming days.

Legal Counsel: discussed reasons and responsibility for updating the association bylaws to provide more direction regarding windows and doors.

OLD BUSINESS

No old business to discuss at this time.

NEW BUSINESS

No new business to discuss at this time.

ELECTION OF NEW BOARD MEMBER

Pamala Shover & Sandy Seim were elected to the board of directors, unanimous approval from the floor.

Both positions elected for a three-year term.

OPEN FORUM

Amanda McConnell: would like to address confusion within the bylaws and have legal counsel review further (Section 2.9)

Virginia Nicolaidis: addressed concerns regarding paying for other people's door and window replacements. Recommends bylaws are updated to avoid this outcome in the future.

LaNola Stone: would like to address verbiage for renters' agreements within the bylaws.

ANNOUNCEMENT OF NEXT ANNUAL MEETING

The 2023 Annual meeting will be scheduled for the second Wednesday of November 2023.

ADJOURNMENT

Gary Burns moved to adjourn the 2022 Annual Meeting; Sandy Seim seconded. The motion was put to a vote of the General Membership and was approved unanimously. The meeting was adjourned at 9:00pm.