

McReel Owners Association

Annual Meeting
May 13, 2013
Meeting Minutes

The annual meeting of the McReel Owners Association was held in the office of Ruffner Real Estate on May 13, 2013 beginning at 6:30 PM. Owners being in attendance, the meeting came to order at 6:30 PM.

Attendance was recorded and proxies reviewed.

In attendance:

<u>Name</u>	<u>Unit #</u>	<u>Ownership Percentage</u>
Florence Ruffner	1	5.52
Ron Kaplan	2	3.65
MarkTay	4	5.85
Kevin Boucher	14	5.88
Randall Raymond	16	7.91
Dianna Flight	17	7.28

Present by Proxy:

Eyesight	5,7,8,10	20.15
Joe Pearce	11	6.84
Phyllis Naditch	13	5.87

Total Ownership Present:	68.95%
Percentage Necessary for Quorum:	60.00%

Also present at the meeting was Ted Alex of True North Management Company. Mr. Alex presented an affidavit attesting that notice of the meeting had been properly given by E-mail message to unit owners of the Association.

Minutes of the Annual meeting of 2012

Reading of the minutes of the 2012 annual meeting was dispensed with. F. Ruffner moved and K. Boucher seconded the approval of the minutes of the 2012 annual meeting. The motion was adopted unanimously.

President's Report

Inasmuch as the President was not present at the meeting, no report was made.

Election of Officers

There were two openings on the Board of Directors since terms of two members had expired. Owners present unanimously voted to appoint Kevin Boucher and Florence Ruffner to fill the two positions, with terms ending in 2016.

It was then moved by Mark Tay and seconded by Dianna Flight, that the current slate of officers be re-elected for another year. The motion was adopted unanimously.

President
Vice-President
Treasurer
Secretary

Marie Duffy
Florence Ruffner
Kevin Boucher
Randall Raymond

Old Business

A report on building repairs and improvements was provided by T. Alex. Notable was the replacement of damaged and rotting wooden commercial storefronts with AZEK panels and trim. Other repairs included: rotted area in rear (northeast) corner was removed and new wall section completed, sidewalk roof over west walk was lagged to wall and separation repaired, gable end of the roof was repaired with rotted elements removed, rear building corner (northwest) has been readied for repair, planting area removed to stop water penetration, rail system at rear had new copper caps placed on posts to end rotting, rear walk power washed and wheelchair ramp reattached to wall. Other repairs are scheduled as a result of a review of the building with the Board of Directors in April.

New Business

K. Boucher, Treasurer, reported on results of a review of upstairs costs that according to the condominium declaration, are to be paid by upstairs unit owners. He advised those present that these units pay a differential that means a higher cost per square foot than the original units on the ground floor. The condo fees for the upper units will be adjusted to meet actual costs as recorded in 2012. This adjustment is to be effective in June 2013. It was observed that it would require a change of condominium documents to remove or alter the differential for upstairs costs of cleaning, elevator operation, electricity and the phone in the elevator.

K. Boucher then presented a proposed budget for the 2013-2014 year. Discussion followed. There were questions about the reserve, which is runs between \$13-15,000. It is likely that the main roof will need replacement in the near future and it is intended that the reserve be increased to reduce any future special assessment for the roof. Maintenance items were discussed included: funding for painting the building, replacement of the hall rug, replacement of business signs at the rear corner and landscaping to be done when repair of the building corner is finished.

On a motion by M. Tay, seconded by F. Ruffner, the proposed budget for 2013-2014 was adopted unanimously.

The problem of unapproved use of the common area walkway was discussed. The benches placed there daily by the tenant constitute an obstruction and hazard. They are a potential liability. It was agreed the unit owner having been previously advised of this problem should be reminded to have the tenant remove the benches. The unit owner should also be advised of damage to the painted storefront panels from the sign installation and the placement of benches on the municipal sidewalk.

There being no other business, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Randall P. Raymond, Secretary