

### Cross Keys Condo I Annual Meeting November 18, 2020

- I. The meeting was called to order by Vice President Sarah Taylor. Present were Gail Mandell, Johnny Braun, Diana Schulin, and Maria Ymayo. There was a quorum. Also in attendance were unit owners.
- II. The 2019 annual meeting minutes were reviewed and approved.
- III. President's Report
  - a. 2020 in review – Sarah reviewed the many accomplishments of the board and the community. We are working on the water flow issue at the T on Palmer Green; we worked on redirecting water to alleviate overflow; we striped and renumbered the parking lots; we removed a number of dead trees; we installed new plantings in the common areas in front of homes; we refurbished the decks behind Building H on Bouton Green. Johnny provided a detailed report of the roof project. Presently there are 47 roofs that have been replaced. The plan is to replace 10 roofs per year until completion. Those roofs are being scheduled according to plans provided by our roofing expert.
  - b. What to expect in 2021 – we expect to receive the Reserve Study which will provide guidance for us on infrastructure issues that need to be addressed as we go forward. We have already begun to identify those hot water heaters that need to be replaced, we are planning on repairing the railings to the storage areas, we plan on replacing 10 roofs per year per until they are completed, we intend to address sidewalk and stair repairs.
- IV. Approval of the 2021 Operating Budget – Gail Mandell and Diana Devereau presented the draft budget for a vote by the board. There was not consensus among the board members. After discussion, it was agreed that there be a task force formed to make recommendations to the board on an operating budget. Barbara Bezdek, Rod Petrick and Thomas Totten volunteered to serve on the task force. The plan is that the task force will get back to the board with a recommendation by December 15 so that the board can review and discuss the recommendations. The budget will then be sent to unit owners and a meeting will be held where the board will vote on approving the budget.
- V. Election of Directors – Deborah Saunders and Marjie Goodman were elected to the board. We welcome their participation and expertise.
- VI. The meeting was adjourned.