

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Annual Owner's Meeting

November 20, 2014

Directors in Attendance

Ken Curry
Becky Ringwald
John Amentler
Erika Stamets
Rick Johnson
Betty Wilson
Keith Harrod

Owners in Attendance

Nancy Loy
Jacqueline Morris
Neal Smith

Etheridge Property Mgmt.
Ray Etheridge
Cheryl Kelley

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 6:30 p.m.

The roll was called and proxies certified. Owners were present representing 20 units and 20 proxies on hand, for a total of 40 units represented. This was not a quorum for the meeting. Those owners present decided to proceed with the meeting.

Ray Etheridge presented a signed affidavit that he had mailed notice of this meeting to all owners at their last known address.

Betty Wilson made a motion to approve the minutes of the annual owners meeting on November 21, 2013. Rick Johnson seconded this motion, which passed unanimously.

Officers and board members reported on items accomplished during the year. John Amentler discussed the siding in the breezeways and on patios & balconies. Board approved 3 Breezeways and 10 Patio Sidings to be replaced at a cost of \$6500.00. Patio Fence boards have been replaced and secured, and are in the process of being painted. The sprinkler system had significant repairs made this year.

There were only 8 applications to the Board for 2015, and there will be no election. The applicants and the new Board for 2015 will be:

John Amentler	Erika Stamets
Betty Wilson	Rebecca Ringwald
Ken Curry	Keith Harrod
Richard Johnson	
Charles Crumpton	

The Board will elect officers at their board meeting immediately following this owner's meeting.

The proposed budget for 2015 was discussed. Ray Etheridge noted that due to increase expenses in Insurance, Wood Rot repairs/Maintenance and a slight electricity increase the proposed budget reflects an Assessment increase of \$5 monthly for 2015. (Dues increase to \$160.00 per month) The Board will vote directly following annual meeting on the proposed budget.

Erika Stamets made a motion to carry over any remaining funds in the operating account, into next year's budget. Rick Johnson seconded, and the motion passed unanimously.

John Amentler made a motion, giving the Board of Director's approval to transfer funds from one reserve item to another. Rick Johnson seconded this motion, which passed unanimously.

There was no further business and the meeting adjourned at 6:45 pm.

Respectfully submitted,

Ray O. Etheridge
Association Manager