

Dartmouth-Willow Terrace Annual Meeting

December 5, 2013

Board Members Present-Bob Maddox, Anita Henkel, Rhoda Bell, Gayle Dorsey, Bill Seiller

Also present - Chad Evans, Donna Bodi, property managers

Meeting was called to order at 7:38 PM, by president Bob Maddox

Acting secretary, Rhoda Bell, reported that 58% of owners were present or represented by proxy. A quorum was established.

Proof of meeting notice was produced on Nov. 14, 2013 and posted for all owners.

The minutes of the Annual meeting of 12/6/12 were amended to include comments from T. McCoy about insurance premiums, and then approved.

Committee Reports:

Nominations and Elections: Susan Gittlemen reported the results of the election, held at an earlier date by ballot. The following were elected -Maddox, Henkel, Bell, Eiken, Seiller, Dorsey, Parrish. Connie Jacquith reported that 80% of Dartmouth owners voted, and 30% of the Willow Terrace owners voted. She also thanked the candidates for running for election

Fitness Room: Eleanor Maddox reported that 1069 residents had signed in for use of the fitness room this year. She asked that all users please sign in. January was the busiest month. Do not drop off equipment for the fitness room without prior approval from the Fitness committee.

Guest Room: Rhoda Bell reported that the guest room will have earned \$4370.00, by the end of 2013. Many improvements had been made to the room this year.

Storage Areas: Missy Bland reported that every unit now as a cage or locker. There are a few extras that may be rented.

Finance and Budget: Gayle Dorsey reported that the budget was on target and our reserve should be \$160,000.00 by the end of 2013. The target for a condominium of our size is half a million. T. McCoy questioned the accounting of the insurance budget, (Chad Evans stated that next year's budget will more accurately reflect the payment schedule) McCoy commented on the cost of maintenance which is creeping up each year and we need a longer term solution. G. Dorsey moved to accept the budget, seconded by Seiller. Motion carried.

Management reports:

Chad Evans reported that many of the items on the project list had been completed. (cages, lights on fountain, boiler room cleaned, garage door improved, guest room plaster repaired and painted, landscaping, staff coaching, tuck-pointing and cleaning brick entry, lights in WT stairwells,) The web-site is almost up and running. Trying to improve the times that we have water shut-downs due to plumbing issues. M. McCoy wanted to know the best way to report problems to management. The fastest way is to e-mail Donna Bodi.

Donna Bodi reported that we have two new employees, who will be working on a trial basis. She is in the building every day and has been working with employees on completing their daily worklist. Many positive comments were made from the floor about the excellent job the Evans Management company is doing.

Officer Reports:

Anita Henkel thanked the members of the board for their time and effort, and reminded all that we live in a vertical neighborhood. She also suggested that we read the Handbook.

Rhoda Bell recognized Keith Eiken as our "elder statesman", he has been a resident/owner since before the DWT was a condo.

Bob Maddox acknowledged our new residents , and remembered those who have passed away.

New Business: M. Oglesby moved to make the buildings smoke-free, it was seconded by T. McCoy. Discussion followed about the legality, the enforcing of such a rule and the fact that the common areas are already smoke-free. A call for the question was taken and the secretary took the vote according to the percentage of ownership. The results were: in favor of the motion, 18.9%, not in favor of the motion, 28.5%. The motion did not carry.

T. McCoy asked that the election process for next year, be reviewed by the board and the election committee.

The meeting was adjourned at 8:50 PM. Light refreshments were served.

Respectfully submitted,

Rhoda Bell, acting secretary