

MINUTES OF THE ANNUAL MEETING

November 17, 1993

CENTENNIAL OWNERS' ASSOCIATION MEETING

I. Meeting called to Order.

A. Quorum established by proxy ballots and also by attendance: Board members in attendance and introduced were:

Mona Kochaver
Bret Cook
Michael Wampler
Ed Cross
Marc Huley
Patricia Stauth
Snowdie Kirkpatrick
Richard Klein-resigned from Board as per 1993.

II. Old Business/New Business.

A. The BEST news to all is that there will not be an increase in the 1994 assessments! Thank you to the Board and Management for keeping all costs as low as possible.

B. Thank you to Richard Klein for all your work, attendance and help during your years on the Board! We will miss you and hope to get a great replacement for your seat.

C. Owners requested that a group order be placed for window replacements with Elmer Glass in the spring. It is understood that the windows would be the personal expense and responsibility of the individual owners, but that a group rate could be obtained. Howard Holgate requested that this be noticed in the February newsletter so the order would be ready for a spring installation.

D. Chip McCrory wanted further information concerning the roof overhang system which Pacific Sheet Metal installed on the south side of the buildings this summer. This was discussed and positively reported that the system appears to be working very well and keeping the siding and window areas dry from rain and dripping and melting snow. Bill Reader added that he also felt that the overhang system added to the aesthetic look of the buildings too.

III. 1993 Accomplishments.

A. Roof Overhang system was installed on the south side of all the Owner buildings. This project cost \$ 47,595.50 total. This seems to be assisting with the water/moisture problems which were occurring to the buildings and were quite costly.

B. The south side of all buildings were stained during the summer of 1993. This project cost \$30,800.00 for the labor and materials.

IV. Scheduled Projects and Contracts for 1994.

A. Sidewalk and Parking lot repairs. Bert has contacted Elam to get bids for repair work which needs to be done and also for an entire plan for the future work which the parking areas will need. Since the project is now eight years old, these repairs/replacement will need to be done soon. Currently in the 1994 Budget, the Board has suggested that \$10,000.00 be allotted for this work.

B. The Board is requesting a vote for spending a total of \$30,000.00 on roof overhangs for the north side of the buildings. This would finish the roof extension system for all the buildings. According to the By-Laws, any expenditure of more than \$ 10,000.00 per project requires a vote by the Association as a whole, not just the Board. A motion was made by Martha Braunig, Bret Cook second, all approved. The motion was made for the project not to exceed \$35,000.00 total.

C. Bert explained that the buildings are holding up very well, and that he and Curt continue to install nails into the siding each summer, caulk around windows and door frames, and do simple upkeep and maintenance annually.

D. Landscaping. Bill Hurd of Landscape Maintenance Specialists will be doing the landscaping work for the Owners Association again during 1994. Howard Holgate expressed his pleasure at having Bill back on the property.

Bill Reader suggested that the Board plan to plant more trees on the property. Fred Soyka suggested that some of the "natural grasses" areas be mowed to resemble more of a lawn area. Specifically he is interested in having areas in front of Teal Court mowed. It will be noticed in the April Newsletter that more plantings/changes in the landscape contract are being considered and that anyone wanting to be involved, please attend the following meetings. At this time Bill Hurd could be contacted to discover the additional cost of having more mowing done, or of planting more wild flowers in these areas where they did not "take".