

**Artisan Plazas I HOA
Annual Meeting
Minutes
November 20, 2019**

The Annual Meeting of the Artisan Plazas I HOA was held at the Central Park Rec Center. Board members present were Patty Lowell, Kate Pena, Bill Barnes and Jonathon Blackwood. Brian Reid represented Management and Maintenance, Inc. Several owners were in attendance.

Patti Lowell called the meeting to order at 7:01 p.m. and welcomed all the owners. After signing in and counting proxies and owners in attendance, it was determined quorum was present.

Minutes

The 2018 Annual Meeting minutes were reviewed and approved as presented. seconded; vote was unanimous.

Financial Reports

Brian reviewed the financial statements. The Association ended December 2018 with \$178,981.28 in cash. The Association ended October with a deficit of \$17,602.69 surplus in the operating, and a \$11,434.24 deficit in the reserve. The Association is \$21,887.78 over budget due to a year with a lot of snow, tree trimming expenses, sprinkler expenses and annual flowers. The financials were approved as presented

Brian reviewed the budget. There is no increase in dues for 2020. There is a seven percent increase in the operating funds to meet the current anticipated expenses for 2020. The roof reserve was reduced due to the extra work on the roofs that was done in 2019, and a reduction of the paint reserve, since 2020 is the last year painting will need to be done for six years. There was not a motion to reject the budget, so the budget was approved for 2020.

President's Report

Summary of events taking place in 2019.

- Phase five of five phases for the painting of the stucco
- Phase three of three phases for the replacement of the old plastic shutters with wood shutters.
- Phase five of five phases of landscaping upgrades for the perennials.
- The yearly annuals were installed this spring again.

- Tree trimming was done on a portion of the trees
- Winter watering was not needed due to the excessive snow the HOA had in winter 2018/2019.
- No request for cement patio replacement
- The venting on the units had to be reconfigured because the way the units were originally installed, water would get into the attics if the wind was blowing a certain direction. The original cost was estimated at \$89,000.00 if done over five years but the Board worked a deal with Schafer Roofing and the material supplier to do it all at once at a total cost of \$31,000.00.
- The reserve study was updated in 2019.

Election of Board Members

Board member Patti Lowell agreed to run for another term. There were no other volunteers for the Board. There was a motion to close nominations and appoint Ms. Lowell onto the Board.

Old Business

The Association will be attempting to change the Covenants again in 2020. This will address critical issues in the Covenants

New Business

There was no new business.

Owners Forum

An owner asked for a copy of the updated reserve study. Brian will add it to the website.

The owners thanked the Board for their service.

There being no further business, the meeting was adjourned.
Respectfully submitted, Brian Reid, Managing Agent