

# MILFORD COUNTRY CLUB CONDOMINIUM TRUST

Annual Meeting June 26, 2018

Board Members in Attendance: Don Colbert, Greg Dionis, Bob Roy and Jim Coleman. Also Property Manager, Paul Tallen was present.

President of the Board Don Colbert opened the meeting at 6:30 PM. There were about 38 residents in attendance.

1. Don states that the minutes of the March 27 open meeting of the Board of Trustees have been accepted and were available in the management office if anyone wanted a copy.
2. The Board members introduced themselves as did Paul Tallen, Rachel Schube and Patrick Bou the new golf course superintendent.
3. Don announced that a 51% quorum of the beneficial interests of the condo assn. needed to be present, or present plus Board election votes already submitted for the election of the board members to be valid. If a quorum could not be reached, the Board has the option to appoint Board members to the open positions.
4. Board members Greg Dionis and Bob Roy spoke about their interest in continuing on the Board and Scott Ramsey, the only previously declared new candidate for the open positions spoke about his interest & qualifications
5. Paul opened it up to nominations from the floor
  - a. Shana Frost, unit 30B was nominated from the floor. She spoke of her interest & qualifications.
  - b. Joyce Hood was nominated. She spoke of her interest & qualifications.
  - c. Susie Kennedy was nominated. She spoke of her interest and qualifications.
6. Question from the floor was asked if the candidates with the most votes are the ones who get elected to the Board. Paul answered & said no. As Don stated, there must be a vote of 51% of the beneficial interests of the residents. If there is not 51%, the Board can appoint the Board members in accordance with the condo documents.
7. The voting took place and the ballots were collected. Paul said he would inform all of the results.
8. Don made a President's report on the major expenses relative to the fiscal 18 budget. Snow & sand were over budget due to winter storms, also building prep for buildings 4, 5, 6, 13 & 27 which were attended to in this budget, also masonry costs, drainage for buildings 13 & 15, a major water break at unit 21. Paving at units 16 & 17. Culvert at unit 16. Water pump for the golf course and the last payment on the golf course equipment which is now owned.
9. Paul spoke about the process for the fiscal 2019 budget
  - a. The process started in March and it takes into consideration the expenses to date against the fiscal 2018 budget which covers the expected annual activities and in the case of 2018 encompasses specific priorities that were deemed to require attention. For fiscal 2019, any newly discovered issues and or items not addressed in 2018 were considered for the 2019 budget.
  - b. The fiscal 2019 budget was approved but the vote was not unanimous.
  - c. The board voted for no increase in condo fees.
  - d. Fiscal 2019 budget still hopes to build the reserve fund. That's mainly what the 8% increase last year was for. Unfortunately the unanticipated costs in fiscal 2018 did not build the reserve.
  - e. As of 5/31/18 the reserve account was \$68,163.00. the goal for fiscal 2019 is to add \$85,000. To the reserve account.
  - f. Paul went through more specifics of the fiscal 2019 budget
10. Paul Spoke about "modification" forms meaning forms that need to be submitted to the management office before any work is done on things like windows, doors, skylights. It's the residents responsibility to submit forms and comply with the style of these trims in the complex.
11. Pet Policies
  - a. Dogs must be on a leash.
  - b. Dogs cannot be tied up near buildings so they can soil all over the place.

- c. Residents who have dogs are responsible for picking up all of their dog's droppings.
12. Insurance Residents need to be aware that there is a \$10,000 deductible on the master policy of the condo's insurance policy. Residents are urged to communicate with their insurance agents to make sure they are covered for this gap.
13. Open discussion
- a. Linda Hurd unit 10B
- i. Dog barking all the time issue
  - ii. Cars speeding in the condo circle road
  - iii. Maintenance of the mail huts. They are dirty.
  - iv. Music too loud and foul language from one of the units.
  - v. Paul said he was aware of most of the issues. He said he has called the police on the music & foul language issue.
- b. Walter Mazerski unit 5A He asked the Board to have a "real" reserve fund where the Board can only use funds from the reserve fund for specific purposes. The board explained that the annual budget allocates expenses from the reserve that are capital expenses rather than from the operating budget because accounting practices dictate it works this way. For example, the building rehab costs come from the reserve budget because they are capital expenditures whereas the painting of condos comes from the operating budget because they are annual expenses. Walter wanted them combined so it would provide for more "accountability". The Board said it's not going to happen that way but for accountability it's as simple as adding the expenses common to the buildings or golf course to see what the total cost is.
- c. Linda Hurd Why does the Board let things run down so much? > Don replied we don't. we have to choose from lots of issues & determine priorities.
- d. Allie 29A Is there some type of cap to the increase of condo fees? Grey responded no cap.
- e. Susie Kennedy 10A Road conditions are a concern. What are we going to do? Greg replied. It is a big issue. It could be done with an assessment or the alternative is gradual building of the reserves & only fixing the worst problems. Don reported that 3 years ago the Board had quotes from \$900,000 to \$1.1 million to do all the roads in the complex. Suzie said also parking is an issue. Could we consider parking on 1 side of the road? Reply, no because it's a fire lane. Can signage be improved so vendors/Amazon/UPS know where to go? Paul we do have signage but could look at it. Do units have to be owner occupied? Yes, the condo docs state so and all of them are except 2 and the Board is trying to deal with those.
- f. Joyce Hood Told the Board she thought the Board was doing a good job. She opined that assessments are bad. Makes it difficult to sell a unit.
- g. Dan 5C He's been here 3 years and has seen improvement. He asked if there was a paving plan? Don replied that there is no long term plan. Only to fix issues in a priority as to how bad they are. Are there any major projects in the next 5 or 10 years?? The reply was the biggest other expense could be roofing.
- h. Patty 8D It's refreshing to not have a condo fee increase

No further business to discuss, the open meeting was adjourned at 9:01 PM.

Respectfully submitted

Jim Coleman

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Don Colbert  
Trustee

X

Jim Coleman  
Trustee

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X

Gregory Dionis  
Trustee

X

Bob Roy  
Trustee

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