

RENEGADE CONDOMINIUM ASSOCIATION, INC.

Minutes of Annual Meeting

November 19, 2017

LOCATION: Renegade Laundry Room, 403 Hayden Road

BOARD PRESENT: Dana Reiding
Dale Adams
Steve Eckhardt

APPEARING: Cheri Garbark, Lewis Association Property Management, LLC
Rhonda Carpenter, Resident Manager

GUESTS: Steve Tombrink # 237, Dick Tombrink # 243, Angie Maxwell # 241, Raul Espinoza # 219

CALL TO ORDER: The meeting was called to order at 9:06 am
Proof of Notice was by mail, website, email and notice on the property. There were 14 members in person or via proxy.

INTRODUCTION: Cheri Garbark, led the Introduction and Welcomed all Guests, everyone Participated in the introduction of members and staff.

APPROVAL OF MINUTES: Steve Eckhardt made the motion to approve the minutes of November 13th, 2016 Annual meeting, Dana Reiding second the motion all guest in attendance approved.
Approve the minutes of the October 22nd, 2017 Budget meeting:
Dale Adams made the motion to approve the minutes Steve Eckhardt second the motion all guest in attendance approved. Minutes approved.

2017 ELECTION: Two positions were up for election to the Board, the Notice to Run was mailed out to all owners. No nominations came in to Run for the Board. Since there were no nominations "No elections" were needed. Dale Adams & Steve Eckhardt will remain on the board.

PROPOSED BUDGET: 2018 Proposed Budget

a) Total income projected is \$197,840.00;
Total Business Expenses are \$2970.25; Total Contract Services are \$63,520.00;
Total Facilities & Equipment are \$900.00; Operations \$41,250.00; Total Lawn Care Services \$6750.00
Total Operations are \$195,990.25: Total Expenses: \$197490.25
Net Ordinary Income: \$349.75 will be moved into reserves.

b) Reserves- Total in current Reserves are \$144,816.68

The board has budgeted for \$20,000 for Handyman/Maintenance man to handle maintenance on the property on an ongoing basis & \$20,000 for Major Improvements. LAPM presented a project list with cost of those projects from 2014-2017 and a future maintenance list for the complex, Dana explained the board has a plan and it will be put in place for future projects and repairs when the reserves reach an acceptable amount to fund these projects. Steve Eckhardt made a motion to accept the budget as presented, Dana Reiding second the motion all members present approved. Budget passes as presented to the membership.

ADJOURNMENT: Steve Eckhardt motioned to adjourn the meeting. Dale Adams seconded. Meeting adjourned at 9:10 am.

DATE AND LOCATION OF NEXT MEETING: TBA