

DREAMS LANDING CONDOMINIUM ANNUAL MEETING
SATURDAY, DECEMBER 3, 2016

BOARD MEMBERS PRESENT:

Rusty Bergen, President
Mike Myers, Treasurer
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

MANAGEMENT COMPANY: Bill Dillon and Ashley Burlock

Rusty called the meeting to order at 9:05 a.m. A quorum was established with 60.7% of owners represented. The minutes of the December 5, 2015 Annual Meeting were approved as written.

TREASURER – As of October 31, 2016

Cash	222314
Total Over Budget	56010

Fee increase for 2017 3.9%

Improvements in last several years

Roof	151322
Steps	11250
Concrete Work	29000
Painting	80000
Total	271572

Total does not include electrical repairs in 2016, snow removal in last several years, 24000 in 2016 and ongoing contracts for pool, Brodie and grounds which are 23000 to 34000 each.

Fee increase will increase contribution to reserves, however, we need to be very careful about additional spending until reserves are back to an acceptable level, and that will take at least 2 years.

One upcoming expense will be repair of the sewer pipe in the courtyard behind the 900/1000/1100 buildings.

COMMITTEE REPORTS

ARCHITECTURAL: A request was received from Valerie Lapcinski and it will be addressed at the January board meeting. It was suggested that the deck and the new steps should be sealed.

FITNESS: Jill Voran reported that the upcoming projects include new flooring, servicing of equipment, painting and repair of walls. The entrance is now covered, the new heat and AC unit is operational and a flat screen TV was donated.

Clearing of all outdoor stairwells of leaves and snow was discussed.

GROUNDS:

1. Every year we struggle with what repairs and improvements to make within our community considering our limited budget. Some neighbors think we have a budget for each building, which we do not.
2. This year we had no significant costly grounds and tree work. But we did have lots of updating and repair work. For perspective, we were still almost \$3,000 over budget.
3. We continue to have bushes and shrubs in front and beside our buildings that have become over grown with age in spite of our best efforts. In the spring we will schedule "dormant pruning" again.

4. If we had the budget we would remove a lot of this old growth and replace it with new, attractive, plantings.
5. We have an area behind the 200 building where we cannot grow grass due to the over grown trees. We have put mulch in that area. We will do the same to an area in the front - side of the 200 building in the spring.
6. We removed old and dead bushes beside the 700 building and 100 building
7. This year six homeowners took the initiative to enhance the ten-foot area around their homes. The BOD encourages our homeowners to make improvements around their home. Please submit your plan to the BOD for approval ahead of any project. We will not approve any tree or bush plantings that will at any time block a neighbor's view.

MARINA: There is no Marina chair at this time. This will be addressed at the January board meeting when we have a full board. The marina has been winterized. Thank you to Jeremiah Lyons and Bill Dillon for accomplishing this (and saving money by doing so). The goal is to have the new steps completed by the end of this week. Committee membership is not limited to slip license holders (although those who are not license holders will not be able to vote).

POOL: Closed! Rusty noted that we had another good season with the same guard for three years in a row. The new pool furniture (\$20,000+) will be put on hold again and will remain on hold until the reserve account is restored.

PETS: Sam Ewing announced that when there is a second complaint against a dog AA County Animal Control should be called.

NOMINATIONS

There were two vacancies on the board and two candidates – Mike Myers and Ron Seligmann. A motion was made to elect the two nominees by acclamation. The motion was seconded and passed.

OLD BUSINESS

An owner noted that repairs were made to her gate without prior notice. Owners in the 1200 building volunteered to do touch up to the paint in their stairwell and asked about matching the paint. Owners in the 900 building who have been waiting for interior repairs from leaks will wait until their roof is replaced. An owner asked about putting a lock on the main entrance to the 800 building.

The meeting was adjourned at 9:50 a.m.

Respectfully submitted by
Nan Harrison, Secretary