

Rick Ingraham

ANNUAL MEETING MINUTES

Trianon Condominium Association

April 22, 2008, 7:00 p.m.

Present: Diana C. Nelson, Richard P. Hughes, Anne M. Sunderwirth, Mitchell Carlson, Bridget A. Dunn-Kent, M.D., and Rick Ingraham (representing Wehner Property Management).

- 1. Call to order and certification of proxies:** All 5 members of the Trianon Condominiums Association were present.
- 2. Proof of Notice of Meeting or Waiver of Notice:** The Notice of Meeting was displayed by Mr. Ingraham.
- 3. Reading and Disposal of Unapproved Minutes:** The minutes of the annual meeting held February 28, 2007, as reported by Diana C. Nelson and Richard P. Hughes, were read and approved by all members.
- 4. Reports of Officers:** There were no Reports of Officers.
- 5. Reports of Committees:** There were no Reports of Committees.
- 6. Election of Directors:** Anne M. Sunderwirth was nominated to fill the office of President, and this passed by a voice vote. Richard P. Hughes will be continuing as Secretary-Treasurer.
- 7. Manager's Report: (a) 2008 Operating and Capital Budgets:** Mr. Ingraham distributed a spreadsheet of previous and projected expenses. The members expressed a concern regarding the high rate of HOA dues and, pursuant to a suggestion by Anne M. Sunderwirth, subsequent discussion involved possibly changing dues according to total square footage of each unit. There was some concern that an attorney might be needed to amend the condominium declaration(s). Anne M. Sunderwirth stated that she would send a letter regarding dues with an effective date to Wehner Property Management so that Wehner could prepare a new budget. Mitch Carlson proposed computing HOA dues by dividing \$25,000 projected total annual expenses by the square footage of each unit. Mitch said he needed the information on square footage of each unit. It was agreed that HOA dues would remain the same until a decision is reached regarding reapportionment of dues.

The owners agreed that Wehner Property management was authorized to raise its monthly fees by \$25.00 per month, to a total monthly of \$425.00.

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8. Unfinished business: Bridget A. Dunn-Kent, M.D. raised the question as to whether we might designate the building as a non-smoking building. Ms. Dunn-Kent stated that the non-smoking designation should be included in the Rules and Regulations governing the building. Ms. Nelson stated that this would not be a concern, as Ms. Nelson will be vacating the premises by September 1, 2008, if not, indeed, earlier.

9. New Business: Mitchell Carlson noted that he will have a new tenant in #4, Ms. Caren Henderson. He indicated that Ms. Henderson will likely move in after Saturday, 5/17/08.

Ms. Nelson, having brought copies of the HOA 2007 tax returns to the meeting, inquired as to whether she should sign and send them. It was agreed that she would do so. (Photocopies signed by Ms. Nelson and sent by Mr. Hughes were provided for all members as of 4/23/08.)

Mitchell Carlson suggested that the HOA could possibly save utility fees by installing solar paneling on the roof. Mr. Carlson also stated that he had installed fluorescent bulbs by the front door to save on energy costs. He also mentioned the possibility of installing a motion detector to activate outdoor lights, in lieu of the timer presently in use.

There was next discussion regarding yard work. The members agreed that this year there would be no aeration or pre-emergent weed treatment, and no Dutch elm injection, as Dutch elm injection is only required to be done every 3 years and this was indeed done on May 2, 2007.

10. Adjournment: The meeting was adjourned at approximately 8:45 p.m. on 4/22/08.