

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

2017 ANNUAL MEMBERSHIP MEETING

January 11, 2017

The Meeting was called to order at 11:00am. **A quorum** was established with 12 members present and by proxy.

MOTION made by Bob Bernard, seconded by Beverly Smith to waive the reading of the 2016 Annual Meeting minutes and accept as presented. **MOTION** passed unanimously.

Treasurers Report

- Virginia gave the report from the December 31, 2016 Financial Statements.
- The 2016 year end surplus was \$ 8,059.59. The \$7200 Master payment will be paid from the surplus.
- The 2017 quarterly dues at \$950.

Presidents Report:

- Bob thanked owner Jim Martin for repairing the dumpster door at 442.
- Owner were reminded to be sure the Association has a working key for their unit on file.
- Stayton Pest Control will do interior pest spray as needed. Owners may call Stayton directly.
- Carports and stairs were pressure washed in October.
- Building gutters were cleaned fall 2016.
- The Association has insurance with Atlas Insurance. The wind mitigation reports will be posted on SP3 website www.myspiii.com
- The stairs at building 873 are in the process of being replaced.
- The bulk cable agreement is being discussed. There is still 3 years left in the current contract.
- Bob reminded residents to follow the dog rules and regulations. There is a leash law and owners must pick up after their pets.
- Parking availability is as follows – 1 carport space per unit and 1 parking spot space per unit. This information will be added to the rental application.
- Vehicles are not to be double parked in any driveway or carport area.
- 891 #204 renters continue to be a concern of the owners.
- REMINDER: Owners must report any water intrusion issues directly to management immediately.
- The dryer vent cleaning will be scheduled for February.
- Currently there are 11 rental units in SP3.

Landscaping:

- Gary reported there has been improvement in landscaping.
- Gary has taken the lead on landscaping and provides direction to Brightview as needed.
- The plants under the stairs will be replaced with the correct ones (sherbet ty).
- Sod areas in the rear of the buildings will be looked at and replaced.
- The dumpster areas are looking much better.

Proxy Ballot Results: The Carryover was passed with 12 in favor.

THE 2017 BOARD OF DIRECTORS Bob Bernard (2018), Gary Smith (2017), Virginia Alexander (2018)

MOTION to adjourn made by Virginia, seconded Gary at 12:32pm.

Respectfully submitted by: Nicole Banks for South Preserve III at Waterside Village

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

January 11, 2017

The Meeting was called to order at 12:35pm by Bob Bernard.

A quorum was established. Present were Bob Bernard, Virginia Alexander and Gary Smith. Also present, Nicole Banks.

MOTION made by Gary, seconded by Virginia to nominate Bob as president.

MOTION made by Gary, seconded by Bob to nominate Virginia as Treasurer.

MOTION made by Bob, seconded by Virginia to nominate Gary as Vice President.

MOTIONS passed unanimously.

The officer positions and term expirations are as follows:

Bob Bernard – President 2018

Gary Smith – Vice President 2017

Virginia Alexander – Secretary and Treasurer 2018

MOTION made by Bob, seconded by Gary to adjourn the meeting at 12:45pm.

Submitted by: Nicole Banks for The Board of Directors for South Preserve III at Waterside Village