

Walden Woods Annual/Budget Meeting 12-21-16

Call to order at 7:09 pm.

Roll call/Sign in- There were 21 unit owners in person and or proxy present.

Proof of Notice of Meeting-Waived

Reading of minutes from previous annual meeting-waived

Reports by officers & MGMT-Chris from EPM reviewed projects completed this past year and the two unique items that made it a stressful year for the board. Those two items were solar panels being installing without approval and a fire that took place in a unit.

Ratification of Budget- Chris from EPM gave a brief overview of each budget and explained some of the changes the board is proposing. There was no discussion. A secret ballot took place and votes were as follows:

Conservancy 20-1 in favor

Village-4-0 in favor

Townhome-4-1 in favor Duplex 3-0 in favor

No Ridge members were present.

All budgets passed as there weren't enough unit owner present to reject the budget.

New/Old Business- A unit owner asked why Russo is plowing the pool driveway/parking lot now that they don't store their bob cats there anymore. Chris from EPM explained that Russo still keeps their shovels and other equipment in a storage bin.

Adjournment- The meeting was adjourned at 7:26 pm unanimously.

The board held a brief organizational meeting and elected officers.

President-Andrew

Vice President-John

Treasurer-Kathleen

Secretary-Joe