

Penn Towers Homes Association
October 18, 2022
Annual Meeting Minutes
Zoom Meeting

Call to order at 6:03 p.m. by Michael Gualtieri.

Board Members present: Michael Gualtieri, Tim Shea, Nancy Miller, and Jillian McKinney.

Board Members absent: None

CPMG: Korey Bueng, Association Manager

Certification:

- Quorum of the members was established. Proof of mailing presented by CPMG.

2021 Minutes:

- Motion to approve the minutes from 2021 as written was made, seconded and passed unanimously.

State of the Association Report:

- Michael gave a report about Board activities in 2022. These included rebuilding the boiler to extend its lifespan, contracting a new towing company, the removal of the dead trees in front of the building, and he then praised the community for their participation.

Financial Report/Budget Presentation:

- The financial report was given by Michael. The 2023 budget was presented with a 10% dues increase.

Board Member Elections:

- Korey Bueng announced that there is 1 open Board position open tonight.
- Tim Shea stated that he would stand for re-election.
- Andrew Huff nominated himself from the floor.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- **Motion** to elect Tim Shea to a 3-year term and Andrew Huff to a 1-year term by acclimation was duly made, seconded and passed unanimously.

Homeowner Forum: Forum included questions and concerns about:

- Homeless/trespassing/Security.
- Theft of catalytic converters and vehicle break-ins.
- Updating the call box to accurately reflect resident information.
- Adjusting the budget to allow for more snow removal.
- The possibility of a special assessment in order to update and improve the railings.
- The possibility of future roof access.
- Costs of maintenance increasing.
- Adding a general ledger code specifically for security.
- Window above back door is dirty and in need of cleaning.
- Appreciation to the Board members.

Adjournment: Meeting adjourned at 6:52 p.m.

Minutes approved:

Board President

Date