DRAFT: APPROVAL AT 2021 ANNUAL MEETING WARREN SQUARE CONDOMINIUM ASSOCIATION 2020 ANNUAL MEETING MINUTES: DEC. 1, 2020

BOARD MEMBERS PRESENT: Anne Gray, Wendy Lind, Randy Boyum,

Tom Abrams

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Sign-in available at management company office

Meeting called to order at 6:30 p.m. by Anne Gray.

Quorum of homeowners established through in-person attendance and proxies.

2019 Annual Meeting minutes:
None available from former management representative.

State of the Association: Board of Directors *CPMG introduced as the new management company as of December 2019. Limited records were provided by former management representative. CPMG has obtained correct owner information and a database has been established. Owners were informed of assessment balances and provided opportunities to become current.

*The two laundry rooms were cleaned and required repairs and painting were completed prior to the installation of new washing *Contractors were approved by the Board for common area maintenance.

*The Board approved a new insurance brokerage, Assured Partners, with an insurance program at less cost and enhanced coverage than the previous agency.

*The Board engaged the Moeller-Graf firm as the Association's legal counsel.

*A \$1,500.00 special assessment was levied for each owner by the Board to correct the lack of hot water and low water pressure in the 5401 building. The Board approved a proposal submitted by WDR for this project. Additionally, two major underground hot water pipe breaks were discovered by WDR in the 5401 boiler room and just outside the room.

WDR has completed these repairs which will be paid from the special assessment.

2021 Budget Presentation:

Under the authority granted by the Association's governing documents, the 2021 budget based on a \$10.00 increase in monthly assessments was adopted by the Board at its Oct. 6, 2020, meeting and mailed to owners on Nov. 2, 2020. The 2021 budget was presented for comment at this Annual Meeting.

Board Member Election:

The Association's Governing Documents specify all terms as oneyear.

The current Board members agreed to serve in 2021 and Suzette Reed volunteered to fill the one vacant seat. A motion was made by Iris Moreno, seconded by Josh Ruderman, and passed unanimously, to elect by acclamation the current Board members and Suzette Reed as the 2021 Board of Directors.

Homeowner Topics:

Renovation of the clubhouse for use by residents and re-opening the pool were discussed as items for future capital projects.

Adjournment: 7:45 p.m.