

MINUTES OF THE ORION CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

Place: 294 Orion Lane, Unit #1, Stateline, Nevada

Date: February 5, 2018

Present: Gary Towle, Mary Towle, Peter Llanes, Tony Laurian, Byron Horn (via phone)

Absent: Steve and Lori Guelff

The meeting was called to order at 2:07 PM by President Gary Towle.

The minutes from the February 2, 2017, annual meeting were reviewed and unanimously approved after a motion by Peter and a second from Byron.

Financials: Gary presented the financial statements from calendar year 2017. After review there was a motion by Peter and a second from Byron to approve the financial statements. The motion passed unanimously.

Old Business:

1. There is ongoing concern regarding the lack of progress on the 323 project. Gary volunteered to look into it and report back to the group. (Gary subsequently contacted Sheba Development and they assured him that construction will start later this year.)
2. Other old business- none.

New Business:

1. The Board actions for 2017 were unanimously approved after a motion by Peter and a second from Byron.
2. The Board of Directors consisting of Gary Towle, Byron Horn, Peter Llanes, and Steve Guelff were unanimously re-elected for a one year term after a motion by Byron and a second from Peter.
3. The following officers were appointed by the Board after a motion by Peter and a second from Byron.
 - a. President- Gary Towle
 - b. Vice President- Peter Llanes
 - c. Secretary- Gary Towle
 - d. Treasurer- Gary Towle
4. Other new business
 - a. The 2017 tax returns were available for review. There were no questions or comments so the returns will be filed as is.
 - b. Byron commented on our antiquated sprinkler monitoring system. It is expensive, uses two telephone landlines, and has an abundance of false alarms. Peter volunteered to investigate newer, more efficient options and report back to the group.
 - c. Byron was also concerned that our neighbors at 298 Orion Lane were spreading cinders and gravel on the driveway after snowstorms. This activity was making a bit

of a mess and causing tires to lose traction climbing the driveway hill. Gary volunteered to contact our neighbors and report back to the group. (Gary subsequently contacted Mike Paulson, Tahoe Village Maintenance Manager, and found out that the material was given to the neighbors by Mike and his crew and was being appropriately used on the driveway. After the snow and ice melts the material can be swept or blown away.)

- d. There is a large pothole at the base of the driveway and the group wanted to know an estimated repair date and also when the driveway was scheduled to be repaved completely. (Mike Paulson told Gary that the large pothole would be repaired this summer but that the entire driveway was not scheduled to be repaved for years.)
5. Next meeting: The next Orion Condominium Association annual meeting will be scheduled for early 2019 at the convenience of the members.
6. There being no further business the meeting was adjourned at 2:50 PM by President Towle.

Respectfully submitted,

Gary Towle, Secretary