

MINUTES OF THE ORION CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

Place: 8300 Niessen Way, Fair Oaks, California

Date: November 22, 2013

Present: On site- Gary Towle

Via phone- Tony Laurian, Byron Horn, Tom Brandon, Jim Mahaffey

Absent: None

The meeting was called to order at 10:05 A.M. by President Towle.

The minutes from the November 16, 2012, annual meeting were reviewed and unanimously approved after a motion by Jim Mahaffey and a second by Byron Horn..

Financials:

The financial statements were presented by Gary Towle. The checking account has a balance of \$13,178.37. The reserve account has a balance of \$7,692.14. The total bank balance is \$20,870.51. This amount is \$3,248.11 less than last year's balance at the time of the annual meeting. This difference is easily explained by the \$5000.00 deductible the Association paid for flood damage earlier this year. There are no outstanding liabilities. All members are current with their dues payments. The balance sheet for October 31, 2013, is available for review.

Old Business:

1. Quickbooks update- Gary Towle has discontinued the use of Quickbooks services and will keep records by hand. Our organization is small and this method worked satisfactorily in the past.
2. Elevator update- Jim Mahaffey lead a group discussion regarding installation of an elevator on the west side of the building going from the garage to the first story units and on to the second story units. Jim offered to extend financing to any members requesting it. All agreed that an elevator would be an excellent upgrade to our building and would be a welcome convenience to all the owners. The engineering costs were bid out at \$4,500.00. Jim would contribute \$500.00 and the Association would contribute \$4000.00. Gary Towle stated that he and his wife Mary would initiate the process and assist with the bidding, permits, etc. When firm contractor bids are obtained the members will decide if the project is feasible. Byron Horn made a motion to proceed with this project and Tom Brandon seconded the motion. The motion passed unanimously.
3. Outside deck repairs and remodels- Everyone agreed that this project should be incorporated with the elevator project.

New Business:

1. The Board actions for 2012-2013 were unanimously approved after a motion by Byron Horn and a second by Jim Mahaffey.
2. The Board of Directors consisting of Gary Towle, Jim Mahaffey, Byron Horn, and Tom Brandon was unanimously re-elected after a motion by Byron Horn and a second by Jim Mahaffey.
3. The following officers were appointed by the Board after a motion by Byron Horn and a second by Tom Brandon:
President- Gary Towle
Vice President- Tom Brandon

Secretary/Treasurer- Jim Mahaffey

4. Flood repairs: All damages done during the January flooding incident from the broken pipes and the simultaneous power failure have been repaired and the \$5,000.00 deductible has been paid to the contractor.

5. New garage door: A brand new garage door has been installed and is a nice upgrade from the old door which had sustained quite a battering over the years.

6. After a group discussion it was agreed to have Tony Laurian maintain our Orion website.

Next meeting: The next Orion Condominium Homeowners Association meeting will be scheduled at a later mutually acceptable time for the owners in the fall of 2014.

There being no further business the meeting was adjourned at 10:43 A.M.

Respectfully submitted,

Gary Towle