

MINUTES OF THE ORION CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

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

Date: January 25, 2016

Present: On site- Gary Towle, Mary Towle, Byron Horn, Tony Laurian, Peter Llanes

Via phone- Lori Guelff

Absent- None

The meeting was called to order at 4:08 PM by President Gary Towle.

The minutes from the November 12, 2014, annual meeting were reviewed and unanimously approved after a motion by Byron and a second by Peter.

Financials:

Gary presented the financial statements for the calendar year 2015. Income totaled \$97,001.35 and expenses were \$98,553.66. The remodeling of the eight decks accounted for the marked increase in income/expenses over prior years. Bank balances on 12/31/2015 were \$2,701.60 (savings) and \$19,976.78 (checking). The balance sheet for calendar year 2015 was available for review. There was a motion by Byron and a second from Peter to approve the financial statements. Motion passed unanimously.

Old Business:

1. Deck project- everyone was pleased with the work done by Greg George and his group. He stayed on time and very close to budget. Lori still needs Greg to tidy up some repairs incurred during the deck work. Peter stated that he would get a written warranty from Greg for the deck workmanship.
2. New plumbing configuration- everyone discussed the new plumbing system which allows for pipe drainage during the cold winter months. It is important that all sink and shower faucets are opened after the garage drain valve is opened in order for the pipes to drain completely. Antifreeze added to toilets and drains further diminish the possibility of frozen pipes during a cold snap.
3. Legal update- Gary met with attorney Jeff Rahbeck last year. He reviewed our legal papers (CC &R's, Articles of Incorporation, Bylaws, etc.) and determined that they were all in compliance with current laws. He also transferred the ownership of the common area into the Orion Condominium Association, Inc.
4. Insurance- several members were concerned that our homeowners' insurance policies may be insufficient or overlapping. Peter agreed to take on this issue and get competing bids from different companies including Farmers which has been insuring us for years.

New Business:

1. Theft- Lori and Steve Guelff had a new set of chains stolen from their unlocked locker in the garage.
2. Outside repairs/flashing/painting- Lori and Steve reported that they have noted water leaks in the northwest corner of their condo. Ovi Pacurar will check this out and see if it is an outside problem and therefore the Association's responsibility to repair. Also the outside of the entire building needs repairs and painting. Mary Towle volunteered to get some bids for that project when the weather permits.
3. Garage use- after a brief discussion it was agreed that only owners and guests of owners should be using our garage.
4. Steve and Lori wondered if the group wanted to invest in a community woodpile. Units 1, 2, and 3 are not using firewood at this time so there was no interest in a community woodpile.
5. The Board actions for 2014-2015 were unanimously approved after a motion by Peter and a second from Byron.
6. The Board of Directors consisting of Gary Towle, Byron Horn, Peter Llanes, and Steve Guelff were unanimously elected for a one year term after a motion by Gary and a second from Byron.
7. The following officers were appointed by the Board after a motion by Peter and a second from Gary:
 - a. President- Gary Towle
 - b. Vice President- Peter Llanes
 - c. Secretary- Gary Towle
 - d. Treasurer- Gary Towle
8. Other:
 - a. It is very important to keep our decks clear of snow as soon as possible after storms.
 - b. Eddie Vega can be hired to do accessible snow removal.
 - c. Insurance needs to specify coverage for individual units, i.e., Peter has made significant upgrades to his unit and wants full coverage. Individual owners need to be responsible for coverage of their own interiors.
 - d. After a group discussion it was agreed to have Tony continue to maintain our Orion website.
 - e. Gary and Mary Towle recently met with Richard Proaps who is the developer of the 323 building. Mr. Proaps assured the Towles that his company would start construction this spring as soon as the snow melts. He stated that completion of the entire project (49 units) was projected for 2017 or 2018.

Next meeting: The next Orion Condominium Association annual meeting will be scheduled for early 2017 at the convenience of the members.

There being no further business the meeting was adjourned at 5:47 PM by President Towle.

Respectfully submitted,

Gary Towle, Secretary