

MINUTES OF THE ORION CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

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

Date: February 2, 2017

Present: Gary Towle, Byron Horn, Peter Llanes, Lisa Horn, Tony Laurian

Absent: Steve and Lori Guelf

The meeting was called to order at 6:29 P.M. by President Gary Towle.

The minutes from the January 25, 2016, annual meeting were reviewed and unanimously approved after a motion by Byron with a second from Peter.

Financials: Gary presented the financial statements from calendar year 2016. Income totaled \$56,001.35. Expenses were \$56,339.25. The repairs and repainting of the outside of the building accounted for the marked increase in income/expenses over prior years. Bank balances on 12/31/2016 were \$2702.95 (savings) and \$19,637.53 (checking). The balance sheet for calendar year 2016 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. Everyone was pleased by the repair/painting work done by Kaczmar Painting last September. They performed on time and on budget and did a great job.
2. Other old business
 - a. Our insurance premium with Farmers dropped about \$1000 and coverage went up 8%. We had no claims in 2016. Gary met with Mary Jane Lake yesterday to discuss the details of our insurance policy. No changes necessary at this time.
 - b. No other old business.

New Business:

1. The Board actions for 2016 were unanimously approved after a motion from Peter and a second from Gary.
2. The Board of Directors consisting of Gary Towle, Byron Horn, Peter Llanes, and Steve Guelf were unanimously 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 Byron and a second from Peter:
 - a. President- Gary Towle
 - b. Vice President- Peter Llanes
 - c. Secretary- Gary Towle
 - d. Treasurer- Gary Towle
4. Other new business

- a. Gary updated the group regarding the slow progress of the 323 project. Mr. Proaps has indicated that construction will start in 2016 but lack of activity so far suggests that may be too optimistic.
 - b. Gary got on Tony's website which is dedicated to our Orion property and reviewed the contents. A couple minor updates were needed but overall the website is accurate and helpful and the group would like to continue supporting the website. Tony said he would update the website with the latest materials and update Gary's phone number and the current Board of Directors.
 - c. Gary is currently serving as a member of the Tahoe Village Homeowners Association as well as Treasurer and he answered various questions concerning improved TV services, snow removal, finances, etc.
 - d. We had some exposed telephone wiring on the outside of the west side of our building. Gary had Frontier Communication come over today and cover up the exposed wires.
 - e. Peter asked if he could reserve the one parking spot next to the garage heater for his truck and everyone agreed that would be fine.
 - f. The 2016 tax returns were circulated around the table. No one had any comments or corrections so Gary will file the returns as is.
5. Next meeting: The next Orion Condominium Association annual meeting will be scheduled for early 2018 at the convenience of the members.
 6. There being no further business the meeting was adjourned at 7:19 P.M. by President Towle after a motion from Byron and a second from Peter.

Respectfully submitted,

Gary Towle, Secretary