

MINUTES OF THE ORION CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

Place: Unit #4, 294 Orion Lane, Stateline, Nevada

Date: August 31, 2011

Present: Unit 1- Tom and Carol Brandon
Unit 2- Byron Horn
Unit 3- Gary and Mary Towle
Unit 4- Jim Mahaffey
Tony Laurian, property manager

Absent: None

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

The minutes from the November 10, 2010, annual meeting were reviewed and unanimously approved after a motion by Jim Mahaffey and a second by Tom Brandon.

Financials:

The financial statements were presented by Tony Laurian. The bank accounts have a balance of \$24,085.54 with only a \$300.00 outstanding liability. All members are current in their dues. It was noted that Jim Mahaffey had accidentally overpaid the last two dues payments by \$500.00 and will be credited with \$1000.00 for the next (January 1, 2012) dues payment. Balance sheet for August 31, 2011 is attached.

Old Business:

KGID will put our entire building on one water meter and we will be billed based on our total water usage probably starting in early 2012. The water bill will be paid monthly out of our Association's operating account rather than billing the individual owners.

New Business:

1. Deck expansion project: Units #2, #3, and #4 are in the process of contracting a deck expansion project with general contractor, Bob Hardesty. It is anticipated that the project will be completed this fall. Each unit will be billed separately by Mr. Hardesty.
2. Elevator proposal project: After extensive discussion, it was generally agreed that trying to build an elevator into the existing building would probably run \$180,000.00- \$200,000.00 and was prohibitively expensive and not feasible. A railing chair and freight-only elevator project were also discussed but not supported by the members.
3. Gary Towle and Tony Laurian updated the members on the latest plans for completion of the nearby "323" project. The developers have indicated that they plan to restart construction in the spring of 2013. Tony outlined several other possible project outcomes as well.
4. Common area maintenance and improvement projects identified by the members included upgrading the deteriorating front steps and concrete reinforcement of the back landing which has suffered significant washout from the weather over the years.
5. The Board actions for 2010-2011 were unanimously approved after a motion by Jim Mahaffey and a second by Gary Towle.

6. 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.

7. The following officers were appointed by the Board after a motion by Byron Horn and a second by Jim Mahaffey:

President- Gary Towle

Vice President- Tom Brandon

Secretary/Treasurer- Jim Mahaffey

Other Business:

1. Select Property Management, Inc. will soon be licensed as property managers and Tony will step down as our property manager and will be replaced by an employee of Select Property Management, probably sometime near the end of this year. However, Tony will remain involved with our property as a consultant as needed in the future. Rachel Sanchez is the local contact and Dorothy Maynard the regional contact for Select Property Management.

2. Tony discussed and illustrated our website, www.orioncoa.com. This website includes a wealth of information including our CC&R's, bylaws, minutes, financial statements, etc.

The next Orion Condominium Homeowners Association meeting was scheduled for Wednesday, August 29, 2012, at Unit #4, 294 Orion Lane, Stateline, Nevada, at 10:00 A.M.

There being no further business the meeting was adjourned by President Towle at 11:23 A.M.

Respectfully submitted,

Gary Towle