

**MINUTES OF THE ORION CONDOMINIUMS HOMEOWNER ASSOCIATION ANNUAL  
MEETING  
HELD AT THE OFFICES OF SELECTIVE PROPERTIES, INC.  
VIA TELEPHONIC CONFERENCE NOVEMBER 03, 2010  
MEETING CALLED TO ORDER AT 5:00 PM**

Present: **JIM MAHAFFEY-Unit 4, GARY TOWLE-Unit 3, BYRON HORN-Unit 2**

**MOTION:** Made by Gary Towle and seconded by Jim Mahaffey. To approve the minutes of the September 24, 2009 Annual Meeting. Approved

**Financial Report:**

Operating account: \$14,199.88

Reserve Account: \$7,668.87

The Board discussed the amount of dues that each unit pays. It was determined that the dues should be reduced.

**MOTION:** Made by Mary Towle and seconded by Jim Mahaffey. That dues for each unit should be \$1,500.00 semi-annually due on January 1, 2011. Due to the ample reserves in the Operating Account, dues should be thus reduced. Motion passed unanimously.

Discussion centered on K.G.I.D. and the individual water meters. Byron Horn has received the information. Mary and Gary will meet K.G.I.D. on Monday to discuss the installation of the water meters. Billing will be based on water usage. The installation is at K.G.I.D.'s expense. All owners need to sign and send in the packet prior to November 30, 2011.

Tony Laurian indicated that the owners need to sign Option 3 and the last page of the ten page packet. Tony Laurian explained the water rates as projected by K.G.I.D.

No maintenance items reported. The building looks great according to Mary Towle who is residing in her unit.

Election to the Board of Directors.

**MOTION:** Made by Mary Towle, seconded by Jim Mahaffey. Byron Horn is elected to the Board. Officers will remain the same:

Gary Towle-President

Tom Brandon-Vice President

Jim Mahaffey-Secretary Treasurer

Byron Horn-Director

**MOTION:** To approve the Board actions for 2009/2010. Made by Gary Towle, and seconded by Jim Mahaffey. Motion passed unanimously.

Tony Laurian announced that he had sold Selective Properties, Inc. to Select Property Management Inc. as of May 15, 2010, but that he would stay on as Manager due to licensing problems for the new company.

Date for the next meeting: **August 31, 2011**

Meeting adjourned at 5:45 P.M.