

MINUTES OF THE ORION CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

Place: 294 Orion Lane, Unit #2, Stateline, Nevada

Date: February 12, 2020

Present: Gary Towle, Mary Towle, Byron Horn, Tony Laurian

Absent: Peter Llanes (proxy given to Byron), Steve Guelff

The meeting was called to order at 4:14 PM by President Gary Towle.

The minutes from the January 23, 2019, were reviewed and unanimously approved after a motion by Byron and a second from Gary.

Financials: Gary presented the financial statements from calendar year 2019. After review they were unanimously approved after a motion by Byron and a second from Gary.

Old Business:

1. There is ongoing concern regarding the lack of progress on the 323 project. Gary reassured the group that Sheba has secured their building permit and plans to start construction this spring when weather permits.
2. Gary and Mary's son, Rob, has agreed to do snow removal for \$25/hour. Byron will not renew his agreement with last year's contractor, who raised his rates significantly.
3. Tony has upgraded our website (orioncoa.com) and it looks great! He will submit his usual annual \$300 fee.

New Business:

1. Recently there was a problem with smoke going from Steve's unit into Byron's unit when Steve's guests started a fire in the fireplace. It is unclear whether this was due to human error or a physical chimney problem. Mary volunteered to have a chimney sweep check out the chimneys.
2. Carbon monoxide detector use was discussed. Tony pointed out that this was now required by code. Byron, Steve, and Peter already have the detectors in their units. Gary and Mary will install theirs tomorrow (done).
3. The Board actions for 2019 were unanimously approved after a motion by Byron and a second from Gary.
4. The Board of Directors consisting of Gary Towle, Byron Horn, Peter Llanes, and Steve Guelff were unanimously re-elected for a one year term after a motion by Byron and a second from Gary.
5. The following officers were appointed by the Board after a motion by Byron and a second from Gary:
 - a. President- Gary Towle
 - b. Vice President- Peter Llanes
 - c. Secretary- Gary Towle
 - d. Treasurer- Gary Towle

6. The tax return has not been completed yet but will be posted on our website once it is available.

Next meeting: The next Orion Condominium Association meeting will be scheduled for early 2021 at the convenience of the members.

There being no further business the meeting was adjourned at 5:34 PM by President Towle after a motion by Byron and a second from Gary.

Respectfully submitted,

Gary Towle, Secretary