

Minutes of the Orion Condominium Homeowners Association Annual Meeting for the Year 2023

Place: 294 Orion Lane, Unit #1, Stateline, Nevada 89449

Date: February 7, 2024

Present: Peter Llanes, Tony Laurian, Byron Horn (phone), Gary Towle (phone), Mary Towle (phone)

Absent: Steve Guelff

The meeting was called to order at 3:57 P.M. by President Gary Towle.

The minutes from the February 27, 2023, annual meeting were reviewed and unanimously approved after a motion by Peter and a second from Byron.

Financials: Gary presented the financial statements from calendar year 2023. After review they were unanimously approved after a motion by Peter and a second from Byron.

Old Business:

1. The progress of the 323 building was discussed. The Peak Tahoe Group has declared Chapter 11 bankruptcy and a new developer, New Peak Tahoe, has taken over and plans to start construction in the spring.
2. There was a discussion concerning a dues increase but ultimately it was decided to keep the dues at \$1600 semi-annually and utilize a special assessment for unanticipated expenses as we have done in the past.
3. No other old business.

New Business:

1. The Board actions for 2023 were unanimously approved after a motion by Peter and a second from Byron.
2. 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 Peter.
3. The following officers were appointed by the Board after a motion from Byron and a second from Peter was unanimously approved.
 - a. President- Gary Towle
 - b. Vice President- Peter Llanes
 - c. Secretary- Gary Towle
 - d. Treasurer- Gary Towle
4. The tax returns from 2023 have been completed, reviewed by Gary and filed with the IRS. They will be posted on the website soon by Tony.
5. The winter snow removal plan was discussed. It was agreed to hire a professional snow removal company to do the entire season for a fixed fee of \$1300. They have already been paid upfront and Byron commented that they are doing an excellent job.
6. There was a discussion of the unusual expenses for this past year including heavy snowfall requiring snow removal from our roof as well as some minor roof repairs due to the

excessive snow load, new improved outdoor lighting, new hose bib and nozzle, new thermostat for the garage, and heat tape for the roof and Steve's pipes in the garage. We have also contracted for fresh paint on the interior walls of the common area. The painting will be done as soon as the busy ski season is over. Money has already been collected and earmarked for the painting project.

7. There was a discussion concerning our website. Tony indicated that he lost his prior webmaster and has hired a new one. Gary and Tony will meet soon and gather all available tax returns, meeting agendas, financial statements, and minutes to get the website current.
8. Gary requested that all HOA bills go through him for payment with the exception of emergency expenses which could be paid by a Director who is then reimbursed by Gary.
9. There was no other new business.

Next meeting: The next Orion Condominium Association meeting will be scheduled for early 2025 at the convenience of the members.

Adjournment: There being no further business the meeting was adjourned at 4:35 P.M. by President Towle after a motion by Peter and a second from Byron. The motion passed unanimously.

Respectfully submitted,

Gary Towle, Secretary