

Minutes of the Orion Condominium Homeowners Association Annual Meeting for the Year 2024

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

Date: February 6, 2025

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

Absent: Steve Guelff

The meeting was called to order at 3:00 PM by President Gary Towle.

The minutes from the February 7, 2024, annual meeting were reviewed and unanimously approved after a motion by Byron and a second from Peter.

Financials: Gary presented the financial statements from calendar year 2024. 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. After many delays the construction is moving forward with an estimated completion date of 12/2025.
2. The contracted snow removal plan was discussed and everyone agreed to continue with the same group for this year.
3. There was a brief discussion regarding some extraordinary expenses this past year including heat tape application to portions of the roof and painting of the entry way and corridors.
4. No other old business.

New Business:

1. The Board actions for 2024 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 from Peter and a second from Byron.
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 were not available at the time of this meeting but will be reviewed by Gary when they are available and will be posted on the website by Tony for review and comment by the rest of the Board.
5. There was discussion concerning our website. Tony is concerned that he may not be able to continue it and has offered to help us transition to a new webmaster if necessary.
6. There was discussion regarding upgrades to our outdoor stairs and entry doors which would not be addressed until after the winter season is over.

7. There was no other new business.

Next meeting: The next Orion Condominium Association meeting will be scheduled for early 2026 at the convenience of the members.

Adjournment: There being no further business the meeting was adjourned at 3:32 PM by President Towle after a motion by Peter and a second from Byron. The motion passed unanimously.

Respectfully submitted,

Gary Towle, Secretary