

Minutes of the Orion Condominium Homeowners Association Annual Meeting for the Year 2025

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

Date: February 4, 2026

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

Absent: Steve Guelff

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

The minutes from the February 6, 2025, 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 2025. 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 several more delays the new completion date is estimated to be late spring/early summer of 2026.
2. There was a discussion of some extraordinary costs from 2025 including upgrading our fire sprinkler system to meet current building codes at a cost of \$4,400.
3. The Corporate Transparency Act has been voided by the Trump Administration.
4. No other old business.

New Business:

1. The Board actions for 2025 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 Peter and a second from Byron.
3. The following officers were appointed by the Board after a motion from Peter and a second from Byron 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 an ice dam which had formed near the front steps. Peter will look into the issue and consult with Mike Waeiss (Steve's maintenance supervisor) to see if there is a solution to the problem such as a gutter to divert the snow melt run off.
6. Our website will have a new host in the near future per Tony.
7. Several minor needed repairs were discussed including:

- a. Sandblasting and repainting the front steps.
 - b. Addressing chipped areas on the chimneys.
 - c. Various nails “popping out.”
 - d. Peter will contact Greg George regarding these projects. (Greg did our deck upgrades 11 years ago).
8. There was no other new business discussed.

Next meeting: The next Orion Condominium Association meeting will be scheduled for early 2027 at the convenience of the members.

Adjournment: There being no further business the meeting was adjourned at 3:40 P.M. by President Towle after a motion by Byron and a second by Peter. The motion passed unanimously.

Respectfully submitted,

Gary Towle, Secretary