

*West Pacific Campus HOA*  
**Annual Meeting of the Members**  
**December 13, 2022**  
**Via zoom**

Roll Call:

Owners Present—

Neil Rauenhorst- 573B  
Diane John-573A  
Roland John- 573A  
Wayne King-567A  
James Henry- Unit 567B  
Christopher Ho- Unit 571B-by proxy to Diane

Others Present—

David Firmin- HOA Legal Counsel  
Anita Cody- HOA Manager

Meeting called to order at 10:03 AM MT

A quorum of the membership was present for business to be conducted.

Meeting notice was sent on December 3 and 12<sup>th</sup> via email as well as posted on the HOA website.

**AGENDA**

1. Diane moved to approve minutes of the December 1, 2021 Owners Meeting, Wayne second the motion, all approved unanimously and none opposed
2. Election of Directors—Roland nominated Neil Rauenhorst, Wayne King and Dianne John as directors, Diane on behalf of Christopher HO, seconded the motion, all were in favor and none opposed.
3. Association Business—
4. Owner Q & A
  - a) James Henry inquired about the vent fans in the building. Neil noted that the board would discuss and get back to owners on this subject.
  - b) James Henry requested to remind the snow removal contract company to make sure to address the alley and trash areas.
  - c) Question about the telephone charge on the budget—Anita noted that a dedicated phone line is required for the elevator
  - d) James Henry stated that there is a \$250 charge for flood insurance for non-residents and those that live here full time should not be charged this amount.

5. 2023 Adopted Budget Review and YTD financials—Roland moved to approved the budget and financials, Diane on behalf of Christopher HO seconded the motion, all approved unanimously and none opposed.
6. New Business- none discussed
7. Old Business
  - a) Garage leak—repaired
  - b) Outside of normal management requests—a timely response is acceptable to all owners.
  - c) James Henry stated that his lawsuit has caused undo financial strain to the WPC HOA.
8. Motion to Adjourn at 10:36 AM MT by Neil—all approved.