

# **SMTOA Board of Directors Meeting Minutes**

**November 18, 2010**

## **I. Call to Order at 5:08 P.M.**

**Present:** President Phil Book, Vice-President Frank Chuba, Treasurer Al Schwecke, Secretary Bob Dyster, Bob Haubrich, Dale Meesey.

## **II. Approval of Previous Meeting Minutes (21 Sep 2010)**

Vice-President Frank Chuba moved to accept the minutes as written. President Phil Book seconded the motion. Unanimous approval.

## **III. Property Manager's Report**

**Legal Report:** Unit 12 is on time and on target with payment schedule. This action will expire January 2011.

**Work Order Report:** Page 4, number 24 should reflect SMTOA unit addresses 294 and 316 regarding raised roof tiles. Kerry will have an expert come out and inspect the tiles and recommend yes or no on required repairs.

**Meeting Packet Review:** Phil requested Kerry take a look at item on Tree Maintenance (page 10) regarding \$403.75 charge. He believes this should have been included in the annual contract amount.

## **IV. President's Report:**

Roger Browne's window well needs fill rock to complete the repair.

Phil asked if we have in-place security controls for SMTOA funds. Al Schwecke responded in the affirmative, but Al is the only Board Member who can access the Security Service FCU funds.

There was discussion with regard to providing the residents of SMTOA with the capability of on-line payment of monthly association dues. The Association would incur a monthly charge for this service. After discussion, Frank Chuba moved to decline to participate in this service.

Phil Book seconded the motion. The motion to decline the service passed with one dissenting vote.

The annual SMTOA insurance contract was improved and signed by President Phil Book. The total bid amount is \$31,141.

The former renters in Unit 60 have now purchased that unit. Jim and Velma Bosick recently purchased Unit 304, formerly owned by Marie Meyer.

Phil Book will be out of the area for approximately two weeks and Bob Dyster volunteered to be the designated person to call for snow removal if and when required. Frank Chuba will be the acting SMTOA President. Phil should be back in the area on or about December 1<sup>st</sup>.

We are expecting a 10% water rate increase for 2011.

#### **V. Treasurer's Report (See Attached Handout)**

Al briefed the Board regarding the budget for 2011. The annual Association dues will need to be increased from the current \$155 to \$170. The projected yearly expenses for SMTOA are \$167,675, including reserve accruals, and the increase to \$170 will allow us to end 2011 even or slightly below that figure. Phil Book moved to approve the 2011 SMTOA Budget for presentation to the membership and Al Schwecke seconded that motion. The motion was approved with one dissenting vote.

#### **VI. By Laws Amendment**

The plan is to mail out ballots with SASE to all owners in Jan 2011 and asking for a 60-day response. If approved by the membership the next combined annual membership and budget meeting will occur in November 2011. Frank Chuba motioned to approve this plan and Al Schwecke seconded the motion. The motion received unanimous approval.

## **VII. Adjournment**

There being no further business, the meeting was adjourned at 6:05 p.m.

//signed//

Bob Dyster

SMTOA Secretary