

**EAGLES NEST CONDOMINIUMS**

**Moderator: Robert Carr  
December 18, 2014  
9:52 p.m. ET**

Robert Carr: This is the – I guess this would be considered the 2015 Eagle's Nest Condominium Association, Home Owners Association meeting. Present. We will go around and identify ourselves by name and address. So, present is Robert Carr, 2655 D, correction Bravo, Bald Eagle Port.

Dwayne Hofschulte: So you want me to go next Robert?

Male: Robert.

Robert Carr: Anybody.

Dwayne Hofschulte: All right, Dwayne Hofschulte, unit A2655 and unit B2690.

Robert Carr: Robert Carr, 2665 Alpha.

Male: Next?

Michael Thomas: Michael Thomas, 2665 Charlie.

Male: Next?

(Caroline Mau): (Caroline Mau) unit 2700, alpha.

Robert Carr: OK, I believe that completes the attendance.

Jeff Ballek: Jeff Ballek.

Robert Carr: Oh yes, I'm sorry Jeff.

Jeff Ballek: 2700 units C and D.

Robert Carr: OK. Real quick, I just got called out so I'm just going to briefly state for the record. I want to give my thanks to all the current board members for their dedication, cooperation and hard work in the business that has been conducted this year. We've accomplished numerous things and we're continually working on improving the strength of the organization, and protecting the assets of the owners that we've been entrusted to take care of.

For our projects in the future, we are hoping to increase some additional parking, install rain gutters on the buildings that do not currently have rain gutters and fill the asphalt that we accomplished this year, and to protect that aspect and also we would like to figure out what the future use or disposal of the current boiler house and boilers will be.

So, for tonight, we are hoping to discuss a few other items. We were wanting to inform the owners of the upcoming business that the board will be conducting which are the ones that I just stated, talk about enforcement of the published rules in article 11 of the declaration, in setting a fine structure for infractions of the declaration rules. We talked about possibly having to secure a legal council for increased complexity of liability, and possibly having to deal with the track B.

And then finally we would like to nominate the new board members. So I know that the was real brief but at this point I'm going to turn the gavel over to Dwayne to go ahead and conduct the business to make it easier since the majority of the members are physically present. So with that said, I'm going to go ahead and turn the gavel over to Dwayne.

Dwayne Hofschulte: Thank you, Robert.

(Off-Mike)

Robert Carr: You're welcome, Dwayne. I'm going to have to step away from the phone right now for a few minutes.

Dwayne Hofschulte: OK, all right.

(Off-Mike)

Dwayne Hofschulte: All right. This meeting will come to order. It is December 18. It is our annual meeting and one of the things we will do tonight is to ratify the budgets for 2015. I think Robert and his opening comment, mentioned this is an annual meeting for 2015 but it is 2014 but it is to do ratify the budget for 2015, we want to make that clear.

Very first item on our agenda, I am going to ask Michael Thomas, our treasurer to go over the budget for 2015, Michael?

Michael Thomas: Thank you. OK, so, I believe everyone has a copy of the budget that they can see in front of them, at least the summary of the budget. If not, I can provide that to those who are here. Bob has (inaudible).

Bob Carr: Yes, I'm going to call it up on the computer right now.

Michael Thomas: OK. I'll talk it then. If you want, just let me know when you're ready and I'll start talking at that point.

Bob Carr: You can go ahead. I had it loaded.

Michael Thomas: OK. So what I did was I basically sat down with Laurie, (Horr) cross over it, our financial agents keep us from checking phases. She gave me the numbers that we paid out as last year as well as where we're sitting in the way of (access) i.e. reserve account and checking account. So at the talk you'll see what our reserve is showing, as what my last meeting with her, about two weeks ago.

As well as what the checking of account hasn't it, all adds up to about \$20,378 during – or somewhere around there. It's listed there. Revenue, still outstanding. She's showing that there is about \$9,000 in outstanding dues, Home Owner Association fees. They haven't been paid in by home owners yet. Those are overdue.

You have this 20 plus the (900 percent) about \$29,000 in assets right now, once those – the overdue fees are paid in. I have a recurring expenses based off of (when) we talked with her. I tried to outline things that we expect to pay out over the next year on a continuous basis that we paid out last year.

And I used last year's numbers to calculate that I anticipate we would be paying this year as well. Sometimes, she had multiple sheets printed out for me. At times, there were two different numbers. I would have to say that I erred on the side of caution and when it looked like there was a larger amount paid on one sheet, versus another sheet, I erred on side caution and assumed the larger amount would pay, and assume we'd had to pay that larger amount this time around as well.

But that's the annual totals on the left column, I got the monthly breakdown on the right, going down and returning these (spend dit tures), you'll see that we have a street assessment fee of \$4,417. Definitely we'll have to be paid again. As, well, utilities, that's monthly occurrence. Those average out to be about 2777 last year and that's what I'm going off of – or assuming the cost of this year. We had insurance showing at 12,559 – 64 last year.

And you can see the monthly breakdown that I anticipate for this year as well. Building maintenance. Last year, \$1,600 was paid out and that was for – (re cid toyo toes). This year I'm anticipating \$4000 and the building maintenance is going to be something that we're going to have to (resuse) so that's why I have them on this recurrent expense. And I say 4000 that's based off of the estimate that Dwayne have for the gutters being under 4000 but that's not accomplishing for anything else so round it up to 4000 just to cover our basis on anything else that might pop up to anything small.

We have the accounting field probably next, and that's with Laurie. That's going to be another expense that will come out this year. Her charge you know there is not going to changes, I'm tracking right now so, we should expect to save \$5,949.2 again this year. Both we paid out 138.72, that's break down to less than – months that I budget it same for this coming year.

And, then we have – I'm sorry, we have professional services. I put in to the professional services taxes teleconferencing and the state of Alaska of Business License fee that they charge it. When you roll all that together, it comes out at \$3,000 and eight – so following that – total estimate for recurring cost that you see it right now and that was the breakdown from \$5309.11.

Now, below that, I am trying to cover items that will have to be paid this year that we did not pay last year and two of those items or those two items are listed here. One if pavement, the pavement loan and when we basically add up all paving that's going on here and we have to pay the loan out on it that's when the amount comes out to be \$3,777.78 per month. That's going to be a cost to us. It's going to be have to be paid in 2015.

Following that a second item that I mentioned, lawn care/snow removal. These are things that we really didn't do a good job taking care of last year but you know it's effort to plan to take care of those this year and to come up with an estimate of how much those things for costing. This last snow removal that we just had cost a \$550. So, I basically took the overall advice of the initial cut for lawn being about \$600 and then that second and third cut being cheaper because the initial cut take down the heavy growth. And, then you also with increase snow at the same price \$550 per removal. I didn't set we got seven times this overall stuff is going to have to happen. It's going to cost us roughly \$550 each time.

And, you'll see the monthly breakdown of that total right there being \$320.83 per month and it cost in Home Owner Association. But once you add those items previously not accounted for with the reoccurring items from 2014, I anticipate that our monthly expense per unit will break down to \$350.33. That said, I'm not accounting for the potential things such that were mentioned here you know asphalt filling can be expensive.

The potential for – the need for legal assistance, should we have to hear a lawyer to help the Home Owner Association so that it – so while our base cost per unit right now I mean anticipating \$350.32, I advice we leave the payment, right. The monthly payment for unit right now is \$377 to cover down on those incidentals that I just mentioned. That basically what I've got

with the budget and I – if anybody has any questions you know drop the table now.

Female: I just want clarification because I'm trying to remember for the record, the amount that we have pavement loan here ...

Michael Thomas: Yes.

Female: ... the 2,177, did we agree at meeting to make that an even 3,000. I can't remember if that was asked?

Michael Thomas: We talked about it but I don't think we ever agreed upon it. I bet you got that number when you Dwayne sat down the other night. That's how I came up with this total.

Female: OK. So, it's not going to be this 3000 per month work is going to stay between (seven).

Michael Thomas: I would assume so.

Female: OK.

Michael Thomas: That's why our budget (or say some of that).

Female: OK. And, just more so comment, as far as the legal team go, depending on you know rotating council for you know what we're going to retaining this for you know whether it be complication on – if you use you know or pursuing understanding at commodities, typically, it is my understanding you know pursuant to the statute that are in place now than if – should we retain legal counsel to collect home owner's fees that are outstanding, the actual ...

Michael Thomas: The Home Owner have to take ...

Female: Right. The actual attorney fees will be charged to the homeowner so that should not incur any cost to the association.

Michael Thomas: Correct. But it will cost upfront to get that retained. That lawyer's (retained) so we need to have some money (cuz fy) for that.

Female: Right.

Michael Thomas: And, that's why I would suggest we keep that money aside for such ...

Female: Right. OK.

Dwayne Hofschulte: Any other questions for Michael on the budget? I don't have one for Michael...

Male: That's good to me.

Dwayne Hofschulte: I have one for Jeff. When we do this transfer from White Eagle to Eagle's Nest Condos, is that going to take any legal fees or it's just that a matter of us going to say the title company and you release and we pick it up.

Jeff Ballek: What I remember I think is just a matter of finding the right people who's getting this.

Dwayne Hofschulte: OK.

Female: But there will be a recording fee?

Michael Thomas: I will say ...

Jeff Ballek: There will probably a recording.

Michael Thomas: I will say that I spoke with Jerry and Jerry had some history I think that are on you know historical of knowledge of situation. Jerry Hollins when I say Jerry. He told me or he told – excuse me, he told my wife when he called that he believe that that transfer had occurred.

He remembered you know now I heard Robert, he said he can't find anywhere which confirms it. He tells me that, hey, it's not out there but when I spoke to Jerry Hollins, Jerry Hollins or with my wife over Jerry Hollins, he confirms that that transfer had occurred. Now, saying it has or had, I mean but that's just from somebody who had been here before.

Dwayne Hofschulte: Well, we're going to have to get this research.

Michael Thomas: Absolute. Because if they're not showing that it happened, it's an outstanding issue...

Jeff Ballek: I think I can find it because those are requirement when I first presented with condo, that track of land have it designed over to Eagle's Nest, to create the in field to common business social issues. And, I signed it over (free) and clear and relinquish it into that trust.

Dwayne Hofschulte: What we're going to need is for probably the title company to show us where it's been recorded from White Eagle to Eagle's Nest and then it's over and done with as far as I'm concern. I agree.

Female: Right now it's showing as still being recorded (full length me). So whether or not, kind of actually (fringe forth) is one issue and whether or not it was recorded is another issue.

Dwayne Hofschulte: OK. I've got another question. I don't know Michael if you have the answer. On this teleconferencing, in the state of Alaska Business License, how much is that business license?

Michael Thomas: The business license is I want to say it's \$25.

Dwayne Hofschulte: OK. So, then the rest of that is the majority of teleconferencing.

Michael Thomas: \$2918.

Dwayne Hofschulte: \$3000.

Michael Thomas: For PBT teleconferencing. \$2,918 from November 13 to December 13, 2014. That's a full year cost.

Dwayne Hofschulte: so, that was 12 times.

Michael Thomas: Well, no, no, the total of the 12 months was 12 – \$2918.

Dwayne Hofschulte: OK.



Michael Thomas: Does that make sense? That's why I broke this down...

Dwayne Hofschulte: That's 200 and some dollars a time per meeting?

Michael Thomas: Twenty nine divide – yes, roughly, yes.

Dwayne Hofschulte: It's going to be about \$250?

Michael Thomas: Well, yes.

Dwayne Hofschulte: OK.

Female: And, we've got something that the board could take a look at is are there options?

Michael Thomas: Yes, like a little digital.

Female: Yes.

Dwayne Hofschulte: Is there anything else in there Michael that you know of other than teleconferencing?

Michael Thomas: Yes.

Dwayne Hofschulte: And the license. Is there anything else?

Michael Thomas: Yes. Tax. I wrote tax into that professional service.

Dwayne Hofschulte: Is that...

Michael Thomas: That is – That's our tax – that's our tax person who does our taxes. It's not (fair banks billing). I want to say that it's...

Dwayne Hofschulte: OK.

Michael Thomas: I want to say it's that (Trenesky White & Associates) that does our tax, yes, so it's (tax pay).

Dwayne Hofschulte: OK.

Michael Thomas: That's another – that's his professional (several flip).

Dwayne Hofschulte: OK.

Michael Thomas: But, yes, the majority of that bill is for teleconferencing.

Dwayne Hofschulte: OK.

Are there any other questions for Michael about the budget?

At this time, I want anyone who is on the telephone with us other than Bob Carr to identify yourself.

Is there anyone there on the phone that we don't know about?

Hearing no one, we'll assume that there is no one else there that will be voting then on this.

Do you want to also to vote on the budget now? Do I hear a motion to accept the budget as read?

Bob Carr: I will move that we accept the budget as read. This is Bob Carr.

Dwayne Hofschulte: Is there a second?

OK, it's been moved by Bob Carr and seconded by Jeff Ballek that the budget be approved as we have just been discussing.

All in favor.

Male: What will the amount be if we agree upon it, 377?

Dwayne Hofschulte: Yes, 377.

Male: Aye.

Dwayne Hofschulte: Just – all right, (error) here, is there any further discussion?

All right, hearing none, I'll call for the question then. All in favor of the budget as it is presented here tonight on December 18, 2014, all in favor, raise your right hand.

Bob Carr: OK, I'm raising my right hand. Aye.

Dwayne Hofschulte: (You're moving).

Bob, is your answer yes?

Bob Carr: Yes, I raised my right hand.

Dwayne Hofschulte: Good.

(Off-Mike)

Dwayne Hofschulte: Anyone oppose to the budget?

Hearing no one, then it passes unanimously of those present.

The next item on the agenda, Bob, run over the projects and I will just repeat them again very, very briefly in case someone wants to add to that. We've got to finish the overflow parking. We've got bids now for the gutters, that's a working progress. The ceiling, we will try to take care of this next summer.

One of the things that we need to decide, what is that we're going to do with the boiler house.

If anyone has any suggestions on that, please let a board member know.

The other thing would be the transfer of the real estate, the ground under the condos from White Eagle to Eagle's Nest condos.

Is there – are there any other items that anybody wants to bring up for 2015 projects that need to be done or, anything else that they'd like to add to that?

Caroline Mau: Background check for tenants.

Dwayne Hofschulte: OK, we're going to add to that, background checks for tenants.

Would you briefly describe that, (Caroline), what you intend there?

Caroline Mau: What I would intend is that, well, pursuant to declaration, a home owner that is renting their unit should be complying with the declaration which require them to submit a lease to the board for approval.

My hope is that also any home owner that is risking their unit would submit possible tenants before they are actually tenant to the board for approval based on a background check of criminal history.

Dwayne Hofschulte: And is it your position that if there's any cost incurred, the landlord will cover that cost or the tenant, whatever?

Caroline Ma): Right. And that is something that either the home owner that the unit owner and the landlord can incur, or I've seen it where they require possible tenants to submit that fee.

Dwayne Hofschulte: OK.

Any other questions or discussion on that?

We will try to get something more in writing at our work session in January and put that out to the owners to vote on, probably, February.

Male: It'll be up to the new board, I guess.

Dwayne Hofschulte: But, that's why I'd like to get this in the minutes. Right – for now, let's say that this should go out in February for the owners to vote on. Would that...

Bob Carr: Hey, Dwayne...

Dwayne Hofschulte: Can you put that in the minutes?

Caroline Mau: Yes.

Dwayne Hofschulte: OK. Yes, Bob?

Bob Carr: Along with that, there was some discussion in the past that we were going to standardize a lease that would be approved by the board, maybe we could do that at the same time.

Dwayne Hofschulte: Yes, I think we intended for that to take place.

Bob Carr: OK.

Dwayne Hofschulte: And so the...

Bob Carr: Oh, and let me interrupt again.

Dwayne Hofschulte: Sure.

Bob Carr: I have the (fees) from the teleconferencing. And what it is, there is no hook-up fee for the bridge, but there is a 3 cent per minute for the lower 48, anybody calling in from the lower 48, 3 cents per minute.

Anybody calling in from Alaska, it's 12 cents per minute.

Europe and Asia are approximately 13 cents per minute, so that's where the charge is coming there and \$30 for an MP3 or a Wave file, the recording of the session, \$30 for that recording. So those are the – that's the breakdown of the fees from this teleconferencing company.

Now, we might find one that's cheaper, now I don't know, but that's what this company charges us.

Dwayne Hofschulte: OK. Bob, let me clarify something here. If we have a person calling in from Alaska, that's 12 cents a minute, you said.

Bob Carr: Right. Alaska (reet)...

Dwayne Hofschulte: If we also have someone calling in from lower 48, that's 3 cents a minute, so we're talking about 15 cents a minute.

Bob Carr: Roughly, yes. 16 cents, right.

Dwayne Hofschulte: The 15, right, 3 and 12.

Bob Carr: 12 and 3, 15 cents.

Dwayne Hofschulte: That is, that times the number of people on the phone?

Bob Carr: Yes, if – every person calling in from the lower 48 would be 3 cents per minute.

Dwayne Hofschulte: OK. All right.

Bob Carr: Every person in Alaska calling in would be 12 cents per minute, yes, that's individual hook-ups.

Dwayne Hofschulte: OK, fine. That's what I want to know.

Bob Carr: OK.

Robert Carr: I'm back, the president.

Dwayne Hofschulte: All right, good, Robert. You're just in time for us to have an election.

Caroline Mau: Oh, I'm sorry, one more thing...

Dwayne Hofschulte: Oh, excuse me, Robert, yes, Caroline.

Caroline Mau: ... in this project to be addressed by the board in first order of business, hopefully, (a hard February 2015 work damaging is determined by dozen members).

Dwayne Hofschulte: OK, good.

And also another project that I forgot to mention that we should take into consideration is the fence for this complex. But that can be added to and subtracted from as we go along.

OK. Robert, are you there?

Robert Carr: I'm present.

Dwayne Hofschulte: Good. We approved the budget.

Robert Carr: OK. Good.

Dwayne Hofschulte: So I think the next point of business should be the election. And just before you got on, I asked if there was anyone else on the phone and no one responded. So I think, the election is going to be up to you, Caroline, Michael and myself and your – Bob.

Robert Carr: OK.

Male: Are you open...

Male: So...

Male: ... for nominations?

Dwayne Hofschulte: Would you – Robert, would you like to take charge?

Robert Carr: No. You go...

Dwayne Hofschulte: OK.

Robert Carr: ... ahead, finish it up.

Dwayne Hofschulte: All right. Nominations are now open for positions on the Eagles Nest Condominium Association Board of Directors. Do I hear any nominations.

Male: I would like to nominate the board by acclamation – everyone by acclamation to return next year. They've done a good job this year and there's still a lot of unfinished business that they're involved in. And I just say we nominate ~~to~~ [the] complete board.

Dwayne Hofschulte: Do I hear a second to that motion?

Caroline Mau: I guess...

Male: I guess, I'll second the motion.

Dwayne Hofschulte: Just a moment. Caroline.

Caroline Mau: Who are these current board members? That is what I (need to prepare them) on.

Dwayne Hofschulte: Caroline has asked for clarification on who exactly are the current board members. Would you like to answer that Robert?

Robert Carr: Current board members are Robert W. Carr, Dwayne Hofschulte, Michael Thomas, Caroline – I want to say Fiorenzi, because I don't know your new name, Caroline. And Jeff Ballek.

Dwayne Hofschulte: Any comments about that, Caroline?

Caroline Mau: I guess my comment would be as far as issues of legality over certain things this year that were discussed and worked on as – by the board, it is – yes. I'm afraid that we have conflict of interest with Jeff Ballek being on the board. And I think, that as ~~one member~~ is a board member it could – the board – the non-profit is a very compromising (situation). And so, I don't know if ethically he should be able to return as a board member.

Dwayne Hofschulte: Anybody have any comments about what Caroline just said?

Robert Carr: Well, OK. So first off, for recommending to modify the current motion, correct? That's what you're proposing right now is to modify the current motion?

Caroline Mau: Yes.

Robert Carr: OK.

Caroline Mau: To move...

(Off-Mike)

Robert Carr: OK. I will weigh in on this as well. I do believe that there are some concerns at this point with potential conflicts of interest. I believe that in past years that Jeff has had more to lose than anybody else in the complex. And currently,



with his position changing and our upcoming issues with ~~track~~ Tract B, although tonight he has given the board word that he will take care of ~~track~~ Tract B make sure that that gets placed in the name of Eagles Nest Condominium non-profit.

I do believe that there are some concerns with that conflict of interest potential, so that's what I – that's all I have to say.

Dwayne Hofschulte: OK. Thank you, Robert.

(Off-Mike)

Dwayne Hofschulte: I would think that anyone who owns a unit can probably run for the board. Is that agreed?

Robert Carr: Correct.

Male: Did we have somebody else show up?

Dwayne Hofschulte: Now, another thing, I would assume that in order to run for the board, you really should agree to it. In other word, you should accept the position if you are elected. And you should agree to that ahead of time. That's generally the way elections are conducted.

Robert Carr: OK. Who else is present now?

Dwayne Hofschulte: Now, we have Michael, Caroline, and Jerry Hollins just walked in. And Jeff left a couple of minutes ago.

Robert Carr: Before the modification – the ~~mode~~ mod to the...

Dwayne Hofschulte: Yes. He did not – he wasn't here long enough for us – for him to say he would accept the position. We have not gotten to the election yet.

Robert Carr: OK. Well, then, I would like to modify – I would like to know if Bob Carr would be interested in ~~reseating~~ resitting on the board.

Bob Carr: I'd agree to it but I think you have other people qualified but yes, I agree to it again.

Robert Carr: Then, I will just modify the motion to nominate Dwayne Hofschulte, Caroline Fiorenzi, Michael Thomas, myself and Robert E. Carr.

Dwayne Hofschulte: OK. Is there second to that?

Male: I'll second that.

Dwayne Hofschulte: All right. Motions were made and seconded. Any discussion on that?

(Off-Mike)

Caroline Mau: ... being nominated but (official) board member.

Male: Motions been made and seconded. It's open for discussion.

Dwayne Hofschulte: Yes. We're discussing it here but what did you say (Caroline)?

Caroline Mau: I asked if (~~Barry~~) [Jerry] would also – are we getting all of the nominations?

Robert Carr: Yes. We have five nominations on the table right now.

Dwayne Hofschulte: OK. Do I hear a motion that nominations be (ceased)?

(Off-Mike)

Caroline Mau: OK. So it's been – I mean, the nomination...

Robert Carr: I call for the question.

Dwayne Hofschulte: Just a moment Robert.

Robert Carr: OK.

Caroline Mau: I guess the nomination would now include Caroline Mau, Michael Thomas, Dwayne Hofschulte Robert Carr, Bob Carr, and Jerry Hollins.

Male: OK. Did you get that Robert? Jerry Hollins has been nominated.

Robert Carr: Yes. But – I do, but I think there's a point of order, I believe that's the correct term. You have – you've already had a motion, it's been seconded. It was open for discussion. So you need to do something with that motion before you do anything else.

Caroline Mau: OK. Then I would modify the motion?

Male: That follow Robert's rules of order or do you have to just vote the motion down? Anybody have any guidance from Robert's rules of order?

(Crosstalk)

Male: Modify the motion? OK. Go ahead and – go ahead Dwayne.

Dwayne Hofschulte: I don't know about the correct Robert rules of order on this particular...

Male: So we'll just modify the motion then? So Caroline.

Caroline Mau: I would like to ~~apply~~ [modify] the motion that the ballot for nominees for board members include (Caroline Mau), Michael Thomas, Dwayne Hofschulte, Robert Carr, Bob Carr, and Jerry Hollins.

Dwayne Hofschulte: Did you get all that Robert?

Robert Carr: Yes, I heard it.

Dwayne Hofschulte: Do I hear any other nominations? All right. Nominations are now closed.

So we will have a ballot of six people.

Robert Carr: OK. Six people and five positions, correct?

Dwayne Hofschulte: Correct.

Robert Carr: OK.

Dwayne Hofschulte: Now, are we going to vote online for that (~~Pham~~) [then]?

(Pham)Caroline: Yes.

Robert Carr: I believe that's what we agreed to. We'd set up an online ballot.

Dwayne Hofschulte: Yes. And when do you want that voting to be completed? Caroline, I'll ask you that.

Caroline Mau: I believe by – last year, we did not – the ballot stayed open for 30 days.

Dwayne Hofschulte: Thirty days, OK. So that's sound fair to you Robert, 30 days should be completed?

Robert Carr: Thirty days from what day?

Dwayne Hofschulte: Today.

Robert Carr: I think that's unreasonable. I would like to see 30 days from January 1.

Caroline Mau: OK. Can we have the ballot online January 1?

Robert Carr: That's what I'm proposing you. If we set it up January 1 and then have it open for 30 days that's what I would propose.

Caroline Mau: OK.

Robert Carr: Is that agreeable?

Male: Agreeable with me.

Male: Yes, met too.

Dwayne Hofschulte: All right. And (Caroline)? All right.

OK. That is – That concludes our agenda. So at this time, I would like to ask if any board member has anything that they would say before we adjourn the meeting?

So I'll start with you Robert.

Robert Carr: Well, again, I would like to thank each and everyone of the board members for the diligence and hard work that's they dedicated to conducting business of the HOA and I think that we've come a long ways and I think there's a long way that we still have to travel for four weeks.

We complete our tasks which they never will be complete. But I think that the facility, the organization is much better today than it was you know when we took over. And it's always, always improving.

So I look forward to the possibility of serving with each and everyone of you another year. If not, thank you for allowing me to serve.

So that's really all I have right now to say.

Dwayne Hofschulte: OK. Thank you, Robert. Caroline?

Caroline Mau: I guess my (actual) thought on the matter is to do – we want to set – currently set a date for the January work.

Dwayne Hofschulte: Good question. Let's take that up as soon as we have heard from everyone. Michael, do you have any final thoughts?

Michael Thomas: No, it's just been really nice getting to know everybody and working with you guys, try to make (you feel) better. Just a pleasure. Thank you all.

Dwayne Hofschulte: As for myself, I think putting in the individual Toyo boilers was a good decision. Expensive, but I think in the end, it will not be that expensive. I think that was a good decision on our part. And I have not heard of any complaints.

Does anyone else had any complaints about the boilers?

I also think that the asphaltting, again, expensive, but I think it was the right thing to do. And if this – next year, if the board can accomplish three or four smaller projects, I think the place will really be doing quite well.

Now, I will open it up to any homeowners. Jerry, any comments?

Jerry Hollins: I think I'll just...

(Off-Mike)

Dwayne Hofschulte: OK. Any final questions, comments before we adjourn?

Bob Carr: Hey Dwayne, this is Bob.

Dwayne Hofschulte: Yes.

Bob Carr: Homeowner Bob. Builder Bob. Anyway, the Toyo, I've been keeping real close records on it this year, started December 2nd of last year. And my total consumption is right at 2 gallons per day.

Dwayne Hofschulte: That's exactly what I have. I have just a little over 2 gallons. And I can only assume it's probably where we got the thermostat set at. And – But I am – I can say that I am extremely happy with the way the Toyo boilers and their efficiency. I'm happy with that.

Bob Carr: Me too.

Dwayne Hofschulte: OK. Can I have a motion to adjourn the meeting?

(Off-Mike)

Dwayne Hofschulte: I'm sorry. Good point Caroline. Can we come with maybe one or two dates for a work session sometime after the first of January?

Robert Carr: My recommendation would be the second Thursday of the month. Let's keep it on schedule with our normal schedule board meeting. That's my recommendation.

Dwayne Hofschulte: All right, let me ask you this, Robert. Are you going to be in town then? Do you know now?

Robert Carr: ... to be determined.

Dwayne Hofschulte: OK. All right.

Caroline Mau: Just a thought on that. Part of the problem is – I mean (if you really want this to be) a workgroup to kind of you know get through a lot of these pending projects and issues you know if we meet in the evening after work is that going to be – if we were talking about a workgroup that can go...

Male: Are you thinking maybe like a Saturday morning?

Caroline Mau: I was thinking maybe like a week, a Saturday or a Sunday where we could meet, maybe kind of in the morning.

Dwayne Hofschulte: I kind of have to agree with that. We might need a longer period of time and then in the evening, it gets kind of late.

What do you think about that Robert? Would you by chance be in the North Pole, like, the first or second Saturday of January?

Robert Carr: Yes. Yes, I'll be there on the weekends, yes.

Caroline Mau: Do you want to try for any for – well the second Thursday of January would be the 8th. Do you want to try for the 10? January 10?

Male: Yes, I would think (it's going to work).

Dwayne Hofschulte: The January 10 is a Saturday.

Male: It is.

Caroline Mau: Yes.

Dwayne Hofschulte: And what would you think say about 8:30 – 9:00 in the morning?

Male: I have to interrupt.

Dwayne Hofschulte: Yes.

Robert Carr: If I'm going to attend, I can't attend on that weekend. I have military duty.

Caroline Mau: Let's try the 17th?

Dwayne Hofschulte: The 10th. The other one with me the third. How about Saturday the 3rd?

Male: I sort of have family in town but I can probably (slide).

Dwayne Hofschulte: If we go to the 17th I think I'm going to be gone.

Male: What about Sunday the 11th?

Dwayne Hofschulte: How about...

Male: OK.

Dwayne Hofschulte: Are you still on duty on Sunday Robert?

Robert Carr: Yes. The earliest I can do anything on the week – on that particular weekend is after 4:30, quarter to 5. And really too you know too you know you guys can conduct the business and back brief me you know. So, I mean if it's something that you really want to move forward on you guys will have you know a quorum, so you can conduct business and do whatever it needs to be done.

Caroline Mau: Do you want try on the 10th then and then Robert can attend at the end.

Dwayne Hofschulte: When we have this work session we're just going to – kind of do a lot of planning and there really won't be any actual meeting. It will just be a work session and then at the next meeting, officially, we will approve or disapprove, whatever.

Robert Carr: Yes, so you guys can move forward that's for sure.

Dwayne Hofschulte: OK. All right.

Caroline Mau: January 10?

Dwayne Hofschulte: That would work better for me but if somebody else wants a different time. You can do it without me.

Male: 10th and 9:00?



Dwayne Hofschulte: Yes.

Male: So 10th and 9:00 in the morning.

Dwayne Hofschulte: OK. Did you get that then Robert? We're going to go for the January 10th, we'll start at 9:00.

Robert Carr: Yes. That sounds real good.

Dwayne Hofschulte: OK.

Caroline Mau: And where?

Dwayne Hofschulte: The place to be decided because we don't know if the bank is available, but I'll check tomorrow.

Male: Yes, that will be really...

Dwayne Hofschulte: OK. All right.

Caroline Mau: Yes.

Dwayne Hofschulte: The place for the meeting will be decided later Robert.

Robert Carr: OK.

Dwayne Hofschulte: I'll check here tomorrow at the bank to see if it's available.

Robert Carr: OK. Yes. Just – But, again, don't count on me because I know I'll be on military status. So – but anyway, yes, thanks for considering me.

Dwayne Hofschulte: OK. All right. OK. Anything else before we adjourn? I'm glad you remembered that Caroline. I had it right up until a minute ago. So anyway, do I hear a motion to adjourn?

Caroline Mau: I will take that move to adjourn meeting.

Dwayne Hofschulte: All right, motion had been made by Caroline to adjourn. Is there a second?

Male: I'll second.

Dwayne Hofschulte: All in favor?

Male: Aye.

Male: Aye.

Male: OK. Thank you Robert. Thank you Bob.

Robert Carr: You're welcome.

Male: Thanks everybody.

Male: Hey, thank you Robert.

Robert Carr: Yes, thanks. Bye.

(Off-Mike)

Male: Just click it.

**END**