

**Colonial Manor West
Organizational Board Meeting
January 2, 2016**

Tom Neubecker opened the board meeting at 10:30 AM (directly after the Annual Meeting adjourned).

Four of the 5 elected board members for 2016 were present: Rick Borman, Rex Danielson, Larry Farst & Tom Neubecker. Ann Smalarz was not able to attend the meeting. In addition, there were 6 owners present.

New Board Positions - The following board members indicated a willingness to serve in these positions for 2016.

Tom Neubecker, President
Larry Farst, Vice President
Rex Danielson, Treasurer
Rick Borman, Secretary
Ann Smalarz, Director

In addition, the Board appointed Kevin Dunne as a temporary "Assistant Treasurer", until such time as we are able to transfer the accounts into the new treasurer's name, issue new credit cards, and train the new treasurer in the process of making and recording deposits and payments. This should be for just a few weeks.

Minutes Approval - Rick Borman read minutes of last Board Meeting held on November 21, 2015. The minutes were approved unanimously as written.

Vote on carrying over funds from 2015 – The board voted unanimously to carry over surplus funds of \$339.60 from 2015's budget into 2016.

Owner Questions and Comments – One owner asked about the status of our garbage contract. Tom indicated that he sent a cancellation notice into our current company in mid-November. At the same time he let the company know that they were welcome to rebid on the contract, but that we would be contacting other companies as well. This was a 3 month advance notice (the contract requires a 60 day notice to avoid automatic renewal. The 3 year contract was signed on Feb. 12, 2013). We received a call from our current company indicating that they were willing to reduce our rates ~10%, but that we were contractually obligated to go with them again since we did NOT give them a 60 day notice. They indicated that the contract period was Jan. 1, 2013 through Jan. 1, 2016 (even though the contract was signed Feb. 12, 2013 – 6 weeks after the supposed start of the contract). For the moment, the question is moot since we have not received any bids from any other companies. But if we do want to go with another company, we may have to contact our lawyers to see if the waste company can use the contract start date vs. the signature date to start the 60 day clock. Also, Rex indicated that he may know someone in the business who may be interested in bidding on the contract.

There being no further questions, the meeting adjourned at 10:45 AM.

Rick Borman,

Secretary