

**Colonial Manor West
Organizational Board Meeting
January 2, 2017**

Tom Neubecker opened the board meeting at 11:17 AM (directly after the Annual Meeting adjourned).

All 3 elected board members for 2017 were present: Rick Borman, Larry Farst & Tom Neubecker.

Board Position Election - The following board members indicated a willingness to serve in these positions for 2017.

Tom Neubecker, President

Larry Farst, Vice President

Rick Borman, Secretary/Treasurer

Minutes Approval – Reading of the minutes from the previous Board Meeting on Nov. 20, 2016 was waived since they were published on the website. The minutes were approved as written by unanimous vote.

Vote on carrying over funds from 2016 – The board voted unanimously to carry over surplus funds of \$30,268 from 2016’s budget into 2017.

Owner Questions and Comments

Kevin Dunne brought up the issue of how we can keep so many strangers from entering into the complex. It seems like everyone has the code. Tom indicated that the code is “given” to these people by residents and owners at the complex. Changing the code would not change that situation at all. They would simply give out the new code. If we go to a totally keyed access to the complex, then everyone would have to go to the gate to let visitors in (an inconvenience). We would also have an issue of how to let in FedEx, US Mail, repair people, etc. Kevin offered to contact the company that made the gates to see if they have a solution.

Finally, Tom indicated that since there are only 3 board members this year, there is a lot of work falling on a very few individuals and we are doing the best we can, but you have to “cut us some slack”. This is a volunteer job for us. We can’t do everything. Owners need to accept some responsibility for upkeep at the complex.

There being no further questions, a motion to adjourn the meeting was made and passed.

Respectfully submitted,
Ricky Borman, Secretary