

**Colonial Manor West  
Annual Meeting Minutes  
January 2, 2014**

The meeting began at 10:05 AM. The Secretary of the Association certified that there were 29 owners present in person or by proxy. This constituted a quorum sufficient to hold the meeting.

Tom Neubecker was nominated and selected, without opposition, to chair the meeting. Tom submitted a "Proof of Notice" that the membership was properly informed about the meeting.

Tom mentioned that there would be no election of board members this year since only the current 5 board members submitted their names for reelection. The board for 2014 will consist of: Tom Neubecker, Larry Farst, Dave Haglock, Rick Borman, and Ann Smalarz.

Rick Borman read the Minutes of the 2013 Annual Meeting. The minutes were unanimously accepted as written.

**Officer Reports**

Dave Haglock, Treasurer, indicated we had the following balance in our checking account:

\$92,304.67 in the Operating Account  
\$4,439.00 in the Escrow Account

Tom Neubecker, President, went over highlights of the 2013 fiscal/calendar year.

"Repair and Maintenance" was ~\$20,000 under budget due to there being no major repairs this past year. There were no "Legal Fees" this year, so there was a savings of \$2,000 from that budgeted. On the down side, our wind insurance increased by ~\$7,000 from 2012 (~\$5,000 over budget) to \$37,878. Also "Water & Sewage" fees were over budget by ~\$2,000. Net, for the year, we were under budget by ~\$20,000. That should put us in a good position to absorb most major repairs for 2014 without any special assessments.

**Vote on waiving of reserves** - Dave announced the final vote on waiving reserves for 2014. The vote was 27 in favor and 2 not in favor. Therefore reserves will NOT be collected for 2014. As a result, the budget passed in November will be in effect and maintenance payments will stay the same as in 2013.

Tom opened the meeting for any new business or owner input. There being none, the meeting adjourned at 10:20 AM by unanimous agreement.

Respectfully submitted  
Rick Borman, Secretary