

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC

ANNUAL MEMBERSHIP MEETING

Thursday, January 21, 2016

Roll Call and Certifying of Proxies:

Directors Present: President, Barbara Henschel; Treasurer, Paul Lankes and Secretary, Robert Stechshulte
11 members were present in person and by proxy. A total of 11 votes were available for the meeting.

Call to Order: Brian Rivenbark LCAM called the meeting to order at 10:00 AM.

Appointment of Chair: MOTION from the floor to waive the reading of the 2015 annual meeting minutes and accept as presented. Brian explained that no election was necessary due to 3 openings and 3 volunteers.

Proof of Notice:

A 60 day and 30 notice of the Annual Meeting were mailed to all owners and notices were also posted.

PRESIDENTS REPORT:

Barb reported that The irrigation had a few issues this year. The landscapers took out the planting from around the front of the houses and Bob will talk about that in his report.

TREASURERS REPORT: Paul Lankes gave the 2015 Treasurers report

Paul reported that 2015 was a very successful year from a financial point of view. There significant expenses that were unexpected this year such as landscaping and the upgrading of the irrigation system and roof repairs that hit the budget around \$15,000. We were able to absorb these expenses from careful financial management by putting away this money. There was an \$1804.00 loss this year.

Paul explained the 2016 budget.

Budget: The maintenance fees increased from per quarter.

Landscaping Report:

Robert Stechschulte reported that the Association is in charge of what gets planted and that the community must maintain a uniform look.

Bob stated that he will be asking the landscapers to improve their services and there will be some planting in the backyards and a community wide mulching done within the next month or two. Lengthy discussion followed regarding the landscaping projects.

New Business/Vote:

CARRYOVER: That any excess of membership Income over Membership Expenses for the year ended December 31, 2015 as defined in IRC Sec 277 will be applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604. If not approved, the excess could be subject to Corporate Income Tax. **There were a total of (11) Yes votes and (0) No votes.**

There being no further business Paul Lankes made a **motion**, seconded by Robert Stechshulte, to adjourn the meeting at 11:00 A.M. The motion was unanimous.

Respectfully submitted,

Brian Rivenbark/LCAM for the Secretary, Robert Stechschulte
Community Association Manager for the Board of Directors at Cambridge Mews Condominium Association, Inc.

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC

Board of Directors Organizational Meeting

Thursday, January 21, 2016

Call to Order: Michelle Thibeault called the meeting to order at 11:05 AM

Quorum present: Barbara Henschell, Paul Lankes, and Robert Stechschulte

Proof of Notice: Notice was posted.

Election of new Officers: President, Vice President/Secretary, Treasurer

Robert Stechschulte made motion and Paul Lankes seconded to appoint Barbara Henschell as President, Robert Stechschulte made motion and Barbara Henschell seconded to appoint Paul Lankes as Treasurer. Barbara Henschell made motion and Paul Lankes seconded to appoint Robert Stechschulte as Secretary. Motion passed unanimously.

Minutes: MOTION Paul Lankes and seconded by Barbara Henschell to waive the reading of the December 2015 Board meeting minutes and accept as presented.

Meeting adjourned at 11:16.