

Nineteenth Fairway Townhouse Condominium Association, Inc.

Annual Meeting of the Homeowners

January 11, 2022

The annual meeting of the Nineteenth Fairway Townhouse Condominium Association was held on Thursday, January 11, 2022 at 5:30 p.m. via Zoom.

1. **Call to Order.** The meeting was called to order at 5:37 pm.
2. **Roll Call/Establish Quorum.** Roll call was taken as homeowners logged on.

Customer	Present	Proxy to	Absent
01 Brinkworth/Pomper	x		
02 - Kleen			x
03 Shelden	x		
04 Armstrong (Ducharme)	x		
05 Bekerman			x
06 Richardson	x		
07 - Fitz	x		
08 - Jesse			x
09 - Hatfield	x		
10 - Holleman			x
11 - Copeland	x		
12 - Beard			x
13 - Brown	x		
14 - Smith/Gillen/Durkin			x
15 - Porterfield		President	
16 - Ski-Docs			x
17 Seibert	x		
18 - Selb (Perkins)			x
19 Milan	x		
20 Nikezic			x
21 - Brennan			x
22 - Melvin	x		
23 - Grove, Terry	x		
24 - Grove, Rochelle	x		
25 Silverstein	x		
26 - Silverstein	x		

With 16 of 26 units represented either in person or by proxy, a quorum was established for the purpose of conducting business. Also in attendance was Eileen Jacobs of Mountain Caretaker, Inc.

Approved: 2/13/2023

Nineteenth Fairway Townhouse Condominium Association, Inc.

3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the January 7, 2021 meeting were approved unanimously.
4. **Financial Report.** Management reviewed the year end projections, noting that an operating surplus of approximately \$13,000 is anticipated. Line item variances were reviewed. Significant variances in Landscaping and Snow Removal were due to the pool removal/construction and the light snow year.

Upon motion duly made and seconded, the homeowners unanimously approved moving any realized operating surplus to the reserve fund.

5. **2022 Budget Review.** Next, management reviewed the 2022 budget as approved by the Board. It is being presented for ratification by the homeowners. Overall, the operating, reserve and special assessments will remain the same in 2022. The special assessment is needed to fund the asphalt project to be completed this summer, as well as landscaping elements.

Eileen explained that while the special assessment has remained the same as 2020, the assessment was only assessed for 10 months in 2020. It was assessed for twelve months in 2021 and will be twelve months again in 2022 increasing the overall amount funding reserves.

Upon motion duly made and seconded, the homeowners unanimously ratified the 2022 budget as presented including the operating, reserve and special assessments.

6. **Election of Directors.** Kara Robinson, who has served on the Board for many years, is no longer an owner at NFW and, therefore, has resigned her position. The Board has appointed Mike Fitz to complete her term which expires in 2024. Roger Silverstein's term is expiring and he has offered to stand for re-election. Nominations were also accepted from the floor with none received.

Upon motion duly made and seconded, the homeowners unanimously elected Roger Silverstein to a new 3 year term on the Board. The 2022 Board of Directors is:

Mike Fitz, Exp 2024
Jim Sheldon, Exp. 2024
Brian Richardson, Exp. 2023

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Kimberly Melvin, Exp. 2023

Roger Silverstein, Exp. 2025

7. **Other Business.** There was no other business brought before the Chair.

8. **Owner Forum.** One owner asked that the feasibility of installing electric charging stations be researched as part of the overall asphalt project, suggesting the stations could go near the existing pool pumphouse where there is electricity. Another owner expressed concern about the location taking up spaces closest to her unit.

9. **Adjournment.** Upon motion duly made and seconded, the meet adjourned at 6:40 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs

Approved: 2/13/2023