

Pheasant Ridge Townhome Association Annual Meeting
Tuesday, May 12, 2015 – 7:00 PM
Summit Oaks Apartments
Minutes

(Minutes to be approved by the PRTA Membership at the 2016 Annual Meeting)

Board members present: Scott Schulte, President; Jerry Dhennin, Vice president; Bonny McIntyre, Treasurer; Jerry Soma, member-at-large; and Debbie Jorgens, Secretary.

Association members present: Lou Bauer, Clayton and Marianne Berg, Beth Dhennin, Art and Shirley Dussl, Jim Dussl, Maria Gadbois, Randy and Alice Getchell, Clyde Kane, Norm McGraw, Darrell and Debbie Olson, Marlys Olson, Diane Prady, Jan Schulte, Keith Sherer, Sheila Soma.

Also in attendance: Krista Johnson, Greater Midwest Property Management Company

I. Call to order

President Scott Schulte called the meeting to order at 7:00 PM and declared that a quorum was established. He welcomed everyone to the Annual Meeting and reminded homeowners that an Annual Meeting notice, with accompanying attachments, was mailed to each Association homeowner 30 days prior to the Meeting.

II. Approval of minutes from the 2014 Annual Meeting

A motion was made by Darrell Olson, seconded by Beth Dhennin, and unanimously carried to approve the minutes of the May 14, 2014 Annual Meeting as written and distributed.

III. Vote on Amended Declaration of Covenants and By-Laws

Homeowners representing all units with the exception of one voted either in person or by proxy on the proposed Amended PRTA Declaration of Covenants and By-Laws. President Scott Schulte announced that the amended documents have been unanimously approved.

IV. Election of 2015-16 Board of Directors

Scott Schulte announced that the terms of two board members, Bonny McIntyre and Jerry Dhennin, have now ended. He announced that he would welcome any nominations from the floor but wanted to let the membership know that Bonny and Jerry have each agreed to serve an additional three-year term, to expire 4/30/18. There were no nominations from the floor.

A motion was made by Art Dussl and seconded by Maria Gadbois, to elect Bonny McIntyre and Jerry Dhennin to the Board of Directors. The motion was unanimously (and enthusiastically!) carried.

V. Property Manager's Report

Krista Johnson of Greater Midwest Property Management Company gave a brief management report and addressed questions from homeowners. Scott Schulte acknowledged her hard work and thanked her on behalf of the Association.

VI. President's Report

Scott Schulte reported on the state of the PRTA Association:

- A major focus of the Board over the past year has been to ensure that the proposed Amended Declaration of Covenants and Bylaws would be ready to present to the membership for approval. (As noted earlier, these documents have now been approved.)
- Scott announced the Board's intent to increase dues by 5% as of January 1, 2016. This is important in order to continue building up our association reserves to meet the costs associated with emergencies and/or future capital improvements.
- Scott expressed his gratitude to his fellow board members, to the association committees, and in particular to Karen Keeffe who is resigning from her role in leading the Landscape Committee.

VII. Treasurer's Report

Bonny McIntyre distributed copies of the Treasurer's Report and reviewed the report, in addition to addressing questions about the financial statements and the 2015-16 proposed budget, included in the packets that members received prior to the meeting.

A motion was made by Darrell Olson, seconded by Keith Sherer, and unanimously carried to approve the Treasurer's Report as presented.

VIII. Open Forum

A number of members expressed how much they appreciated holding the Annual Meeting (and preceding it with a potluck) at Summit Oaks Apartments. Having it in such a convenient location made it easier for members to attend. The Board will express our thanks to Summit Oaks on behalf of the Association.

IX. Adjournment

A motion to adjourn the meeting was made by Jim Dussl, and seconded by Beth Dhennin. President Scott Schulte adjourned the meeting at 8:35 PM.

Respectfully submitted,

Debbie Jorgens
PRTA Secretary