

Innsbruck in Aurora Homeowners Association
Annual Meeting of the Membership
October 13, 2021

Quorum - Proof of Notice of the meeting was sent to all Innsbruck homeowners. There were 28 proxies received and 21 homeowners attended the meeting in person. Quorum is 10% or 10 homeowners pursuant to the Innsbruck Declaration.

Call to Order - Meeting called to order by President Marie Baker at 6:40pm. Ms. Baker introduced the Board of Directors and welcomed everyone to the meeting.

Approval of Annual Meeting Minutes from the Oct 5, 2020, meeting - Motion to approve by Ken Maxwell and second by Lynell Britt. Motion passed unanimously.

Open Forum - Ken Maxwell thanked Maria Baker for her years of service on the board of directors. Bonnie Kelly added kudos for Ms. Baker's service on the BOD.

State of our Association. Earl Johnson - Earl briefed on the end of year financials for 2020 saying there was slightly over \$700.00. Earl answered questions from Ken Maxwell about the agreement with Comcast. Homeowners at 11946 E. Harvard Ave, had questions for Earl about who was responsible for putting cables down their downspout. Earl will send a letter to residents about who still has Comcast/Direct TV so unused dishes can be removed. Stephanie Mergler informed Earl that she had 2 satellite dishes on her unit that she does not use.

Tax Resolution - Chuck Reinhardt motioned to approve the 2021 Tax Resolution as written. Ken Maxwell 2nded. Motion passed unanimously.

Nominations for the Board of Directors - There were 2 seats open on the board of directors. Those running for a position were Rogers Thomas, Todd Honeycutt, Ciani Williams, and Cindy Mullet. Prior to voting taking place, Ms. Baker chastised Suzie Reinhardt for her distribution of written information about and endorsement of Ciani Williams and Todd Honeycutt. Ms. Baker then openly campaigned for Cindy Mullet and Rogers Thomas. A Secret written ballot was taken; Ken Maxwell was asked to count the ballots. Ciani Williams and Rogers Thomas were elected to fill the 2 open positions on the board of directors for 3-year terms ending in 2024.

Discussion Items:

A. Insurance renewal 2021-22 – There is a 5% wind and hail deduction and Loss Assessment Coverage. Earl explained the need for owners to obtain a HO6 insurance policy to offset the cost of the wind and hail damage Loss Assessment. Willis Ashby asked if the insurance agent felt the \$1,000,000 coverage was enough. Earl said yes.

B. Keesen Landscape - Earl made positive comments about Keesen Landscape company saying Innsbruck had needed to upgrade its landscape contractor. Cindy Maxwell asked about tree trimming. She expressed concern about possible damage to buildings from trees

against the siding. Chuck Reinhardt stated that Keesen only trims trees under 10FT tall. Aesthetic Tree Service trims all trees over 10FT tall.

C. Painting - Earl informed the attendees that the painting project was completed for 2021; that the new paint being used has a primer in the paint; and that siding matching our siding was still available for repairs. Diamond Vogel, the manufacturer of the paint used on our buildings, was sold to a company named Guiry's. Paint on a garage was talked about. Ken Maxwell said the painters came back the next day to fix any problems. Lynell Britt stated the paint job looked nice and it was great. Kristin Shimer said there was damage at her unit. Earl said the siding would be replaced if needed.

D. Reimbursement of Utility Fees - It was explained that numerous homeowners paid for the electric lights on the islands between the driveways. These homeowners are now reimbursed annually by the Association for this expense.

E. Work Order Requests - Maria explained to homeowners that if they had a workorder request, it must go to Earl. If you talked to a Board Member, it was not a considered a formal work order request.

F. Communications with Earl - Earl requested that on all communications coming to him, the homeowner provide their name, unit address, phone number and email address. Then identify the problem, by providing enough details that the problem could be found and corrected.

G. Sewer - Martin Waters asked about having sewer lines scoped and Kareem (last name unknown) had a question about who paid for the cost of a sewer line cleanout.

Adjournment of the Annual Meeting - Bonnie Kelly motioned to adjourn the annual meeting. Second by Kristin Shimer. Motion passed unanimously.



Rowetta "Suzie" Reinhardt, President
Innsbruck in Aurora, HOA

Nov 12, 2022