## DRAFT: APPROVAL AT 2017 ANNUAL MEETING NEWPORT PLACE CONDOMINIUMS ASSOCIATION 2016 ANNUAL MEETING MINUTES: OCT. 6, 2016

BOARD MEMBERS PRESENT: Marc Murray, Jennifer Hathaway

BOARD MEMBER ABSENT: Bev Church

HOMEOWNERS: Sign-in available at management company

CONTRACTOR: None scheduled

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:35 p.m. by Jennifer Hathaway.

Quorum of homeowners established through in-person attendance and proxies.

## 2015 Annual Meeting minutes:

A motion was made by Marc Murray, seconded by Maddie Arnold, and passed unanimously, to approve the 2015 Annual Meeting minutes as written.

State of the Association: Board of Directors
\*The asphalt drive area project was completed by WDR.
This project was funded by a 10-year loan obtained
by the Board from Mutual of Omaha Bank.
\*Concrete repairs and replacement to correct
drainage problems and re-align sidewalks have been
completed by WDR.

- \*Several deck repairs have been completed.
- \*Major projects in 2017 include replacing several roofs and two decks.

## 2017 Budget:

The 2017 budget based on a decrease in utility charges and an eight percent increase in monthly assessments was adopted by the Board of Directors and mailed to owners on Sept. 7, 2016. The Budget was presented to homeowners at this Annual Meeting and was accepted by those present.

\*As a reminder, homeowners can track the Association's financial position on the resource website, <a href="www.withcpmg.com">www.withcpmg.com</a> and follow the link to <a href="https://www.withcpmg.com">NEWPORT PLACE</a>.

Amended and re-stated Articles of Incorporation: The amended and re-stated Association's Articles of Incorporation were mailed to owners on Sept. 7, 2016. A motion was made by Jennifer Hathaway, seconded by March Murray, and passed unanimously, to adopt the amended and re-stated Articles of Incorporation.

Board Member Election:

Bev Church's term concludes at this Annual Meeting. Sheryl McCallum was nominated and elected by acclamation.

Homeowner Topics:

\*Homeowners discussed having a community get together in the spring.

Adjournment: 7:15 p.m.