

NORTHFACE RESORT, A CONDOMINIUM ASSOCIATION AT WOODLAND HILLS

Annual Meeting – November 10, 2018

Board Members Present President -- Anthony Almeida
 Vice President -- Lisa Venditti
 Member at Large -- Rupen Gulenyan
 Selective Property Management -- Karen Bellucci

Meeting was called to order at 10:00 AM

Roll Call

32 units were represented at the meeting, either by presence or proxy.

Reading of Minutes of Previous Meeting

The minutes having been distributed, a motion to waive the reading was made, seconded, and carried unanimously.

Reports of Officers/Executive Board:

President's Report

Tony Almeida, as President, received a letter from Steve Richardson and asked Bob Lavigne to read it to the residents and into the record. In the letter, Steve thanked the Northface Resort ownership for the opportunity to serve the ownership in the past 12 years. After the reading, there were questions from the floor in regard to a change in firms for snowplowing, landscaping, and emergency maintenance were fielded by Board members and management. In essence, Steve elected to leave, nixing any attempted negotiations; and the Board had no alternative but to retain new services. The contracts arranged with E G Chandler Company are all based on the contracts offered to Steve and at the same rates offered to Steve Richardson, so there will be no impact on the 2019 budget.

Treasurer's Report

The monthly financial reports for the period ending 9-30-18 had been distributed as had copies of the 2019 budget. Lisa Venditti, as the Association's Treasurer, reviewed both with those present & fielded questions from the floor. There being no motion to reject the 2019 budget, the budget was ratified.

Unfinished Business

Capital project update

Lisa Venditti gave an update on the capital projects. The special assessment funding these projects is concluding in December for those owners that were paying the special assessment on a monthly basis. The painting of Buildings 1 to 4 was started in late Summer; however, due to weather delays, the painting of buildings 2 and 1 have been postponed until the Spring of 2019.

New Business

Lisa Venditti reported on the services provided to date by E G Chandler and the plans for the bike path that will be adjacent to the Northface Resort property.

Other topics brought forward were the possibility of sharing expenses for Bear Puddin' Lane; chimney cleaning, larger ash buckets, more sand barrels put out, the pool being kept open longer, door replacement,

and dryer vent cleaning. In regard to setting up some type of working relationship with the neighboring Association, Bob Lavigne has volunteered to research contact information for the Board and/or management company..

Election of 3 Directors to a 3 Year Term

There were 3 seats available on the Board for 3 year terms each and 7 owners had volunteered to stand for election to these Board seats. At the time of the ballot election, Rupen Gulenyan withdrew his name from the ballot due to personal reasons. The ballots were tallied and elected to the three 3-year terms were Lisa Venditti, Jim Arendt, and Susan Thomas. The Board will meet after the owners' meeting to elect officers..

The Proposed Dates/Times of the Quarterly Meetings for 2019 were scheduled as follows

Saturday, March 23, 2019 at 9:00am

Saturday, June 22, 2019 at 9:00am

Saturday, September 21, 2019 at 9:00am

Annual Meeting – Saturday, November 9, 2019 at 10:00am

With no further business, the meeting was adjourned.

Respectfully Submitted,

Karen A. Bellucci
Managing Agent
Northface Resort Condominiums