

**Eaton Estates Condominium Association**  
**2007 Annual Meeting (June 5, 2007)**  
**Meeting Minutes**

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EECA President, S. Harper, called the meeting to order on 6/5/2007 at 7:05 PM and welcomed all in attendance.

**Determination of Quorum**

The Management Company verified that a quorum was present. (28) Co-owners were represented: (20) in person and (8) by Proxy. A Quorum is defined as at least (13) of the (37) residences being represented. In addition, the Management Company indicated that the meeting notification announcements were mailed to all co-owners of record on May 18, 2007 and May 29, 2007 with a clarification notification mailed on 5/31/2007.

Those present accepted the Meeting agenda as presented without change.

**Introductions**

Mr. Harper introduced each of the current EECA Board members (Messrs: Patsalis, Parrott, Osmer, and Gallas) and the Management Company representatives (Dave Chaundy and Nicole Tetreau). Mr. Harper also welcomed (& introduced) Ms Christina Clark, the only new co-owner within the EECA Community for 2006.

**Approval of 2006 Annual Meeting Minutes**

A motion to approve the 2006 Annual Meeting minutes and authority to destroy 2006 ballots was unanimously approved (Motion: P. Dillworth Second: C Clark)

**Reports of Officers**

**A) President's Report (Attachment I contains detailed presentation slides)**

EECA President, Mr. S. Harper characterized 2006 as the "year of the budget". EECA focused on financial management of resources and prepared a 2007 budget after careful (zero based budgeting methodology) discussion and review. Of course, there were also many other 2006 accomplishments involving irrigation, pond/wetlands management, landscaping planning, and building signage. He also noted the special efforts of those who participated in the 4<sup>th</sup> annual Spring Planting Day and thanked Joe/Sharon Lindeman for hosting the 6<sup>th</sup> Annual Holiday Party

Mr. Harper also summarized several imminent 2007 significant actions (Concrete replacements, Landscaping upgrades, and Reserve Analysis initiative) that the Community will witness in the immediate future.

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**Reports of Officers ( Cont'd)**

**A. President's Report ( Attachment I contains presentation slides)**

Finally, Mr. Harper indicated a number of issues that the Board would be dealing with during 2007 and 2008 (Fire Alarm System upgrades, Sump pump aging, 2007 Spring Walkaround identified concerns, and EECA Painting and roofing projects). He noted that maintenance should be a high priority for both repairs (e.g. deck replacements) and for preventative safety (e.g. burst proof laundry hoses/dryer vent cleaning). Mr. Harper concluded his remarks with a reminder that external appearance related items require EECA Board approval prior to initiation

Mr Harper reminded all co-owners to review the EECA directory for latest/correct information (revisions to Herriman for inclusion in the next edition of the Directory) and to add e-mail addresses to the entries wherever possible.

**B. Treasurer's Report (Attachment I contains presentation slides)**

Treasurer, C Patsalis, presented the Balance Sheet and Income statements previously transmitted to the co-owners as the 2006 Year End Financial audit document. In addition, Mr. Patsalis highlighted the major categories of Operating expenses and shared with the EECA community the results of special 2006 CY efforts to improve return on reserve fund investments.

Mr Patsalis concluded his remarks with a heartfelt "FAREWELL" as he resigned his position effective with this meeting. He received applause from all present for his service and dedication to EECA and the EECA Board. (a meaningful thank you as expressed by Mr. Harper for all those present)

**Recognitions**

Mr. Harper presented a list of personnel recognitions for those contributing to EECA during 2006. (Attachment I contains the detailed slides used during the presentation).:

- ..Herriman & Associates, Inc. (Dave Chaundy and Nicole Tetreau)
- ..Irrigation System Planning (Ray Smock)
- ..Holiday Party Planning/hosts (Delores Hayden, Joe/Sharon Lindeman, & Toula Patsalis)
- ..Board of Directors Meeting hostess (Toula Patsalis)
- ..Planting Day Team (all who helped and planted (57) flats in 2.5 hours!! )
- ..Board of Directors (Steve Harper, Mike Osmer, Chris Patsalis, Clyde Parrott & Jim Gallas)

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**Appointment of Inspector(s) of Election and Election Results**

Toula Patsalis and Gwyn Newton volunteered to be inspectors for the Board election, collecting, counting, and presenting the ballot results to the Annual Meeting.

Nominations for the open Board of Directors position(s) were reviewed, and a request for additional nominations from the meeting attendees was made. No additional nominations were received from those present. Ballots were distributed and completed ballots collected by Inspectors for tally with the following candidate slate:

- (1) Year Term.....( complete remaining term of Chris Patsalis)

Betty Dunbar

- (2) Year Terms .....( select only two candidates )

Tom Gibbons

Steve Harper

Clyde Parrott

Ballot results (certified by Inspectors)...(1) Year term- Betty Dunbar and (2) year term- Steve Harper and Tom Gibbons.

Mr Clyde Parrott was personally thanked for his past service (several years), his leadership, and his significant contributions to Financial Control improvements. It was also noted that he served as the principal EECA Board interface to Beacon Meadows for the last several years. He accepted the thanks amid applause from all present.

**Door Prizes**

Winners of the door prizes (randomly drawn) from those in attendance: Toula Patsalis, Cheryl Hunt, and Betty Dunbar. Congratulations to the winners (\$50 gasoline gift cards) and Thank You to Gerich Landscape, Herriman & Associates, Inc., and Suburban Painting for donating the prizes.

**Open Discussion- Community Concerns**

Attachment II summarizes the comments shared during this discussion period.

**Adjournment :** The meeting was adjourned at 8:35PM by unanimous approval (motion: Pete Dilworth, second Mike Osmer)

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**2007 Annual Meeting**  
**Open Discussion Comments**

Attachment II

1. Pete Dillworth indicated that the approved EECA stain was an expensive purchase at Sherwin-Williams, and he volunteered free access (for those doing touch up work) to a gallon he has in his possession. Clyde Parrott and Chris Patsalis indicated they had some to share as well
2. Cheryl Hunt indicated that landscape trimming of Yews/boxwoods on her property was incomplete. It was indicated that some of the plants were left untrimmed to help regrowth, but Gerich (Landscape Service provider) would be asked to review the issue
3. Cheryl Hunt indicated that original construction decks were 100% cedar construction (current code requires treated lumber (only) for structure) and may be insect infested based on recent repairs. Mr Harper indicated that the next EECA Newsletter would include information regarding deck replacements and current Township building codes
4. Mike Harper requested information on Staircase additions to rear deck structures. Steve Harper indicated that no stair proposals have been approved by the Board ( and none currently exist in EECA). Rudy Palluck indicated that his unit had a spiral staircase installed on the rear deck (original construction) , but it was removed after 6 years because of maintenance concerns.
5. Sharon Harper requested information regarding the enlargement of existing deck surface areas. Steve Harper indicated that “C” unit (smallest decks) has recently been allowed to extend deck overhand by one foot (but not in excess of limited common area boundary designated in Master Deed). He also reminded co-owners that any change/replacement of rear decks requires Board Appearance approval before starting.
6. Toulia Patsalis indicated that stairs additions might also be constrained by the limited common area boundary definition
7. Linda Quay requested a survey regarding flexibility in rear deck construction. She thought it appropriate to assess co-owner feelings on railing alterations (eg TREX instead of routed cedar), acceptance of color differences (TREX colors versus EECA approved stain), and other modification mentioned by others (noted above)
8. Ray Smock indicated that TREX is paintable/stainable but he was unsure of durability ( as new stain adherence wasn't an issue)
9. Ray Smock indicated that window defogging may be an alternative to window replacement for thermal pane original windows. He was having a contractor visit this week to cost/feasibility. There was general interest in learning about his findings.