



## Annual Meeting Minutes

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### THUNDER RIVER CONDOS OWNERS ASSOCIATION

MONDAY, SEPTEMBER 9, 2024, AT 5:00 PM

VIA ZOOM

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#### BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:30 p.m.
2. **Financial Review** Bob Johnson reviewed the financials as of 7/31/24. It was reported that there was \$164,364 in the Operating and \$108,969 in the Reserves. The Budget Comparison is \$10,000 budget over due to tree projects, building repairs, and landscaping.  
**2025 Budget Ratification** The budget was presented with \$43,000 to be contributed to Reserves. The budget was ratified by lack of veto.
3. **Adjourn at 5:40 pm.**

#### ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:40 p.m.
2. **Verification of a Quorum** A quorum was not verified with less than 1/3 of the units represented either in person or by proxy. A total of 5 units were represented. Due to this, the two meetings were held separately.
3. **Prior Member Meeting Minutes** The 2023 member meeting minutes were reviewed and approved by those present.
4. **Discussion and Action Items**
  - a. **Recap 2024 Projects** The Board had approved for the unit's back decks to be repaired based on 3G Construction's assessment with new Trex decking and top rail. The entry railings to building 2822 and 2824 will be repaired and the stairs to building 2820 will be demolished and rebuilt. The Association also completed a much-needed tree maintenance project and removed overgrowth. The Board also approved for a level 2 inspection to be done to 3 chimneys to get an idea of what options are available for repair, replace, or closing them up.
  - b. **2025 Projects** We discussed the need to paint the new deck repairs and building siding. The chimneys will need repairs based on the level 2 inspection report.
5. **Additional Business** Bob informed the members that there were recent state law changes requiring an update to the Association's Collection policy. This will be added to the website when



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6. **Board Election (2 positions, 3-year term)** Without a quorum of the membership an election could not be held. The current Board members agreed to remain in place. The Board is comprised of Niki Kessinger (2025), Lorrain Wiltse (2025), Kat McAfee (2026), Carole Waterhouse (2027), and Ben Sherman (2027).
7. **Adjourn** at 6:38pm.