

ANNUAL 2560 CORPORATION MEETING FEBRUARY 27, 2013

President Jim Oldani called the meeting to order at 3:00 PM.

The meeting began with the pledge of allegiance, a time of silent prayer to remember our service men, country, community and our deceased stockholders from last year, Bob Zagray and James Mitchell.

ROLL CALL was taken by the Secretary and a quorum of stockholders was established. Officer Alex Trieste was absent, a quorum was established of the Board of Directors.

MINUTES of the last Annual Meeting were read by the Secretary. Gene Griffin made a motion the minutes be approved, Carmella Fives seconded, motion carried.

TREASURER'S REPORT was read and explained by Bob Rensi. Our surplus as of today is \$6,580.45. Wayne Welsh made a motion to approve the Treasurer's report, seconded by Peggy Wohlars, motion carried.

OLD BUSINESS:

- * **Insurance Assessment** - There was an increase of \$1166 this year.
- * **Sewer Project I** - President Jim asked Ed Farrell to reported on this HGI project. Ed said it is completed but the contracted sewer company has created more problems than they fixed. The work was not done correctly and nobody can get in touch with the company, even their insurance company and it is concluded that the company might be of business. HGI is hoping to get some kind of reimbursement from their insurance company. Another sewer company has been contracted to repair the problems.
- * **Review close-up of apartments** - President Oldani asked Ed Farrell to go over the procedure for opening and closing the apartments. Ed stressed how important it is to follow all the directives, especially to turn off the stove at the circuit breaker and flush the toilet 3-4 times to make sure all paper is flush through the main pipe so there won't be any paper to harden and create a plug that might cause problems. All apartments are checked to make sure they are closed properly.
- * **12 Man Board update** - President Jim Oldani reported this is the same as last year. The 12 man committee didn't get along well, lots of disagreements and they couldn't come to any conclusions. A packet of pros and cons was put together which will go back to the committee and perhaps next year there will be a decision. Our 2560 Board is recommending there be **no change** in the HGI management board.
- * **Elbows and Connector** - President Jim Oldani had their bathroom remodeled last year and discovered a cracked elbow and connector which Jim had taken pictures of. He passed the pictures around for all to see. The 2560 Board approved \$1,000 to hire a company to scope and take pictures of other pipes in our building to make sure they weren't in need of repair. We will wait until next year to have this done. Discussion followed and President Jim said he just wanted everyone to be aware of this situation.
- * **New Guest Privilege Form** - The notary request on the old form was removed. Other than that the form remains the same. Turn in completed forms to Ann Marshall when having a guest stay in your apartment.
- * President Jim asked if there was any more **old business** that needed to be discussed. There was none.

NEW BUSINESS:

- * **2013-2014 Budget** - Treasurer Bob Rensi read and explained the new budget which was included in the annual stockholder's packet. Wayne Welsh made a motion to accept the new budget, Ann Smolander seconded, motion carried.
- * **Reserves (as per FS 719;106 (J))** - Gene Griffin made a motion that no specified reserves be set aside at this time. Jim Keeling seconded, motion carried.

* **Annual Meeting** - Next Annual Meeting will be Wednesday, February 26, 2014 at 3:00 PM.

* **Party Dates and Hostesses** - It was discussed and decided that there was no need for party dates or Hostesses since we have been eating on the patio, in back of our building, every Thursday at 5:00 PM, and going to the VFW for a stockholders' dinner after the annual meeting.

* **Monday Morning Maintenance** - President Jim Oldani reported that this year the crew has been

- working on removing the rust and mold from the sidewalks, front and back. Plan to repaint them again next year.

- The bags of white stones were distributed under the SW stairs and flower area. More white stones will need to be purchased for next year. Doris Keeling made a motion that \$100 be taken out of petty cash to purchase these stones. Jim Keeling seconded, motion carried.

- The cracking front balcony railings will be a HGI project next year.

Also President Jim read an email from the HGI Board requesting that all projects be approved **BEFORE** the project is started. Please do not start **any** projects until it is Board approved.

- Karen Hilton asked about the policy of having flower pots at the end of the sidewalk. We had tried that in past years and found it was difficult to keep the flowers alive and the pots need to be stored when the season is over so it wasn't continued.

* **President report:**

President Jim Oldani thanked the stockholders, officers and directors for such a good year.

He also thanked the Monday work crew and the donut/coffee ladies.

He thanked the flower lady Joan Rensi and her husband Bob, for planting flowers and making our grounds look so beautiful.

Jim said we have a great building and it was a great year.

* **Elections:**

President Jim asked secretary Shirley Welsh to cast one vote for directors for 2014 - 2015. Shirley did cast one vote for all six candidates for directors of 2560 Corporation: Jim Oldani, Robert Rensi, Ed Farrell, Shirley Welsh, Helen Wildermuth and Ann Marshall. Stockholders were all in agreement for this new board. Ann Smolander asked if Alex Trieste was going to be on the board. Due to health problems he will not be at this time and he will surely be missed.

President Jim asked if there was any other business that needed to come before the meeting.

- Ann Smolander mentioned the building bulletin board needed a current list of officers.

- Ann Marshall informed us that not only regular trash pick up is on Tuesday but "Large Item" pick up is that day too. Ed Farrell said he would send out an email to the HGI community mentioning this so "Large Items" won't be sitting outside by the trash containers for the full week.

- Helen Wildermuth mention how important it is **not** to set our trash outside our apartment doors because of rodents, animals, etc. getting into the bags. Please take trash directly to the trash containers or keep the bag of trash inside the apartment until it is ready to be thrown away.

- Gene Griffin suggested for those that pay their quarterly fees in one full payment for the year get a 3% discount. President Jim Oldani said that suggestion will be brought up at the next building board meeting in March.

- Ed Farrell confirmed the VFW dinner orders for the dinner held right after this meeting. He reminded us the tip is individual and of a cash bar.

No further business, President Jim Oldani asked for a motion to adjourn. Ed Farrell made the motion, Wayne Welsh seconded, motion carried. Meeting was adjourned at 4:12 PM.

Respectfully submitted,

Shirley Welsh, Secretary