

2560 Corporation Board of Directors Meeting

Date: February 8, 2016

President Jim Oldani called the meeting to order at 10:10 AM. He asked the Secretary to establish a quorum.

Roll Call:

Present: Jim Oldani, Shirley Welsh, Ann Marshall, Helen Wildermuth

Absent: Bob Rensi and Janice Smolander

Quorum was established.

Guests: Gary Hilton, Carmela Fives, Gene Griffen, Ann Smolander, Wayne Welsh, Doris Keeling, Rick Smolander and Linda Farrell

Secretary's Report: Minutes of the last board meeting were read. Helen Wildermuth made a motion to accept the minutes, Ann Marshall seconded, motion carried.

Treasure's Report: Due to the absence of Treasure Bob Rensi, there was no report.

Old Business:

- * A motion was needed to approve every item as outlined in the minutes from last meeting due to no quorum. Helen Wildermuth made the motion to approve the minutes of 3/25/15, Ann Marshall seconded, motion carried.
- * Annual Meeting Packet - Pres. Jim went over some of the pages of the packet, noting the amount of the proposed budget for 2016-2017, for the apartments is the same amount as last year. Also noting the **coupons** for the Quarterly Payment are **included in the packet** this year. Pres. Jim will hand out the updated Treasurer's report at the meeting. Pres. Jim asked for a motion that we accept the Annual Meeting Packet. Helen Wildermuth made the motion, Ann Marshall seconded, motion carried.
- * Update on repairs of buildings 2552, 2542, 2442 - the railings should be finished within two week for the first two buildings and then they will start on 2442 to replace the old railings with new ones.
- * Water Leaks on 1st floor apartments - Pres. Jim will look into who is responsible for repairs and report at the Annual Meeting. Three water heaters have been replaced last month in apartments, #11, #14, #16.
- * Any other old business:
 - Carmela Fives mentioned how much she appreciated getting a new stock certificate for the one she had lost. She also shared the need for an affidavit when she went to register her new certificate.
 - Pres. Jim asked the Secretary to file the **HGI approved form** for installment of Impact Windows for apartment #17, Helen Wildermuth.

New Business:

- * Electric Panels - The insurance company for HGI is requiring all apartments, that still have the original electric panels, be replaced within the next two years. Some of these original panels are not working properly which can cause fires. Pres. Jim is looking into several different options to have this completed for our building. Discussion of some of the options followed. Pres. Jim asked for a motion that he present this to the stockholders at the Annual Meeting. Ann Marshall made the motion, Helen Wildermuth seconded, motion carried.
- * Varmint Control - HGI has a committee for this issue. There are different kinds of rats that can come from different areas. The city has already poured poison into the sewers and Scotty has set traps perimeter of the buildings. Pres. Jim recommended we go to the HGI meeting tomorrow, 2/9/16 at 2:00 to hear more about this issue.
- * Termites - HGI will take care of this issue in the future.
- * Any other new business:
 - Ann Marshall said we did not have Christmas Decorations for our building this year due to the new railings etc. We might want to think about updating our decorations. Pres. Jim suggested we discuss this with all the stockholders at the Annual Meeting.
 - Gene Griffin asked about putting a TV dish outside for reception. Pres. Jim suggested we discuss this at the Annual Meeting.
 - Pres. Jim reminded us of the HGI meeting, Tues. 2/9/16 at 2:00 PM and the Presidents' Council meeting, Thurs. 2/11/16 at 7:00 PM. He strongly encourages all stockholders to attend.

Pres. Jim asked for a motion to adjourn. Ann Marshall made the motion, Helen Wildermuth seconded, motion carried.

Meeting was adjourned at 11:15 P.M.

Respectfully submitted,

Shirley Welsh, Secretary

