

Club Terrace Condominium Association  
Annual Meeting Minutes  
December 8, 2020  
DRAFT

The Annual Meeting of Club Terrace was held on December 8, 2020 via Zoom. Board members present were Mike Caldwell, Craig Alldredge, Joan Van Houten, Susan Squyer and Margie O'Boyle. Brian Reid represented Management & Maintenance, Inc. Owners in attendance were Barbara Piper, Chris Ansay, Mike Smith, Kay Cusack, Dennis and Sandy Pack, Karen Heskin, Arlene Alldredge and Dawn Bryan.

Mike Caldwell called the meeting to order at 7:00 p.m. Ten percent of the owners are required for quorum. It was determined a quorum was present, based on proxies and people in person. Mike welcomed all the owners to the first Annual Meeting via Zoom.

**MINUTES**

The minutes were reviewed. Squyer motioned to approve the minutes, O'Boyle seconded; vote was unanimous.

**COMMITTEE REPORTS**

Architectural Control Committee

There were no ACC requests due to the pandemic.

Social Committee

There was a holiday social a Maggiano's in 2019. There is no social in 2020 due to the pandemic.

**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

There was an extensive discussion about the grounds company and the decision to change grounds companies for 2021. The snow company will remain with KC Services through March 2021, and then SaBell's will take over the grounds contract. Mike Smith asked if KC would be willing to do snow only. Brian stated it was unlikely, but the Board could decide to ask him for additional services next winter. The Board is hopeful that the issues that were prevalent in 2020 can be addressed by SaBells in 2021 and beyond.

**OWNERS FORUM**

Barbara Piper – has issues with the new cement installed. Brian has forwarded her concerns to the contractor.

Chris Ansay was appreciative of all the work being done by the Board, but there is still a lag time getting minutes on the website.

Susan Squyer reminded owners to stay off the streets when it is snowing – it is easier to remove snow from the street when cars are not parked there.

**ELECTION OF BOARD MEMBERS**

Craig Alldredge and Joan Van Houten are running for the Board again. Susan Squyer nominated Barbara Piper – Barbara accepted the nomination. Sandy Pack volunteered for the Board. Craig withdrew from the election. Craig nominated Chris Ansay – Chris declined the nomination.

Brian explained how the election will take place with ballots, since anonymous voting using Zoom is not possible.

There being no further business, the meeting was adjourned.

Respectfully submitted

Brian Reid

Managing Agent