



**The Cliffs Association 44<sup>th</sup> Annual Meeting**

**Sunday June 23<sup>rd</sup>, 2019**

**Ledgewood Clubhouse**

**Attending: 20 Unit Owners Proxies: 8**

**Materials Distributes At Meeting**

- A. Agenda**
- B. Fiscal year 2018-2019 Unaudited Statement of Operations**
- C. Proposed 2019-2020 Budget**
- D. Association 2018-2019 Highlights**
- E. Landscaping Report**
- F. The Cliffs Association Collection Policy**
- G. The Cliffs Association Enforcement Policy**
- H. The Cliffs Association Abbreviated Responsibilities**
  - I. Other important information**
- J. Association Roster of Current Residents**
- K. Several informational handouts from our attorney Kaman & Cusimano**

**1: Call To Order**

- A. The Meeting was called to order at 1 p.m. by Jim Vida**
- B. Current board members and guests were introduced.**
  - Jim Vida - President Up for Re-election**
  - Jeff Urban - Treasurer Up for Re-election**
  - Jim Kenzig - Secretary 2 years remaining on term**
  - Rich Meszaros - 2 years remaining on term**
  - Karen Vida - Landscaping**

**2: Minutes**

**Board Guest Julie Perkins Esq. of Kaman & Cusimano was asked to determine that there was a quorum and a request was made to dispense with the reading of the minutes of the 2018 annual meeting. Jo Anne Rudo had a correction to the minutes to change the word Unaudited to Audited in the financial report. Motion to approve minutes and dispense with reading as corrected was made.**

**1<sup>st</sup> Jim Rohlik 2<sup>nd</sup> Charlene Plavan**

- 3: Jeff Ripple of Community Reserve Specialists was introduced to speak about the necessity of a reserve study, why they are necessary and to let unit owners know the association completed the study and has chosen to fully fund our reserves over the next 30 years in order to maintain all common elements. Having fully funded reserves will help to prevent the association from the need to enforce special assessments on unit owners.
4. Introduced Guest, Attorney Julie Perkins Esq. of Kaman & Cusimano who explained how proxies worked and voting would be conducted at the meeting. Ms. Perkins explained more about reserve funding, deed restrictions and elections of board members.
5. Jeff Urban Treasurer gave report on 2018-2019 year end budget and proposed 2019-2020 budget
6. Karyn Vida spoke about landscaping and tree removal. The board looked at 3 different landscaping companies again this year and decided to continue using #1 Landscaping for both Landscaping and Snow Removal.
7. Rich Meszaros spoke about retaining walls, sidewalks and chimneys.
8. Jim Kenzig - secretary, spoke about Buildium usage statistics and painting status.

9. Election of Directors

Julie Perkins Esq. of Kaman & Cusimano was asked by board to conduct the election of officers. Unit owners were asked if anyone wanted to participate and be elected to the board. Deb Brucato of Unit 4901 volunteered to be on the board. Ms. Perkins explained a motion was necessary to increase the board from 4 to 5 members.

1<sup>st</sup> Rose Kulig 2<sup>nd</sup> Jim Brucato. Motion carried.

Ms. Perkins made a motion to elect Jim Vida, Jeff Urban and Deb Brucato to the Board of Directors. She explained one nominee would need to be a 1 year term while the other two would be 3 year terms in order to get the association back on right voting schedule. Jeff Urban chose the one year term. 1<sup>st</sup> Bob Holland 2<sup>nd</sup> Wayne Feurstein All in favor.

10. New Business

No new business was discussed.

11. Motion to Adjourn meeting at 3:00 p.m.

1<sup>st</sup> Ken Gosselin 2<sup>nd</sup> Chris Jelenic All in favor

Respectfully Submitted

*James A. Kenzig*

Secretary  
The Cliffs Association