

**Minutes of the Annual Meeting of all Unit Owners of  
Hideaway Village Condominium Association, Inc  
Saturday July 5, 2008**

**Roll Call:** The meeting called to order at 9:20am Present: Board of Directors, General Manager, Administrative Assistant, Attorney Marzelli along with 106 unit owners plus 60 via proxy for a total of 166 unit owners represented.

**Proof of Notice:** Mailing/Receipt of Annual Meeting Package

**President's Report - Debra Wilson**

- Welcomed all the unit owners to general meeting and noted the village was celebrating its 25<sup>th</sup> year!
- Introduced the entire Board of Directors and thanked them for all their efforts.
- Thanked HVCA employees Fred Nordahl and Pat MacLeod for their efforts this past year.
- Thanked those who have volunteered their time this past year... Robyn Silva, Stasia Moskovis, Sylvia White
- Thanked the efforts of Richie Wertz, Lorraine Downey & Mary Woodruff for their efforts in working with the town to eliminate the "tipping fees" for trash.

Meeting opened by Attorney Marzelli with introduction as moderator providing "rules" for meeting. He asked for a motion to accept rules for meeting.

**Motion:** by N Carriker 17A to adopt rules as set forth by Attorney Marzelli 2<sup>nd</sup> by R Gowell, (24A).

Vote by voice  
Motion carries

**Motion:** by Casio (4B), to waive reading of minutes of the July 7, 2007 meeting 2<sup>nd</sup> by Mattingly 7H

Voice Vote  
Motion Carries

**Secretary's Report - Bruce White**

- All minutes of Board Meetings recorded primarily through the use of "motions and votes".
- Minutes available to unit owners once they have been approved at the following board meeting whereupon they are then posted to the HVCA website and are available in the office.
- By Law change approved last year regarding raising the bid requirement amount from \$1000 to \$2500 was properly recorded with the Barnstable County Registry of Deeds

## **Treasurer's Report/Office Report – Chris Greene**

- The 2008 budget is \$210K ... a 3K increase from the 2005 budget
- Interest income for 2007 was \$16,000 achieved by maintaining our assets in insured high interest accounts. There are funds presently in four different banks at this time
- Total reserves at 2007 year end were \$257,633 with another \$31,315 allocated for 2008. An increase of \$73,000 since January 2006
- An informal reserve study was completed in April of this year and a formal reserve study has been suggested for the coming year
- We continue to have a well run organized office. Thanked Pat MacLeod for rising to every challenge with a smile.
- New computer purchase with increased speed and memory to run software efficiently
- Pat MacLeod has recently obtained her appointment as Notary which is another asset she brings to the office
- All bookkeeping is done in Quickbooks including payroll and insurance binder tracking
- We have 96% compliance with insurance binders provided to the office on time. The remaining 4% is mostly due to foreclosures and bankruptcies of which Attorney Marzelli secures our financial interest.

Mary Woodruff (12S) took control of the microphone and made a motion that Crabtree be allowed to speak. This was followed by a hand vote of the unit owners in attendance  
*Motion carries*

## **Insurance Report - Mary Andrews / Chair**

- Have been very satisfied with Murray & MacDonald continue to be excellent agents with good service. They have been very quick and cooperative in answering any questions we have asked them.
- Switching insurance to Progressive this past year saved us about \$3000 even while insuring the new dump truck.
- Insurance inspection of grounds and buildings was met with a satisfactory finding. Inspector pleased with improved pathways and unit markers.

## **Legal Report - Neal Carriker / Chair**

- Thank you for the opportunity to serve. It has been an honor to work with the fine people on this board
- Experienced four (4) unit foreclosures this past year as a result of the secondary mortgage market
- We experienced an all time high for collections of common fees.
- Lawsuits – 1 “slip & fall” pending. The Downey suit was settled
- Transfer of ownership of 7 units this past year. 5 were with 6D certificates and have a clear title.

## **Maintenance Report – General Manager / Fred Nordahl**

Review summary of project and work over course of past year

Some of the general maintenance work and major projects that have been done are:

- Several common stairways have been repaired and handrails upgraded.
- The pathway on top of the seawall has been completed. We will be working on pathways in other areas.
- Emergency generators and sewer pumps are operating well.
  - Sewer pump jams have been reduced
  - Use the stickers provided. More are available
- Isuzu dump truck frame rusted out. Purchased new GMC truck. Trade in value of old truck \$7827 ... total cost of new truck \$26,689
- Front entrances have been spruced up with several different variety of plants
- Sand berm at the end of Nautical Way has been repaired. Sand and grass plugs have been planted.
- Fence repair or replacement is ongoing
- All dinghies and trailers must have unit number on them. Trailers need to be registered
- While the PAYT program was in operation the recycling volume doubled! Even though there is not a cost for trash, please continue to recycle as our loads are inspected at the dump.
- Common parking area at the end of Windy Hill Road has been expanded by one space. We are looking into expanding other areas.
- Some of our roadways have cracks and pot holes. We are getting 3 bids on repairing these areas

If you see something that you feel needs special attention, please let me know. I will include it in the spread sheet, and let you know when it is scheduled.

Again I would like to thank the Board for their support throughout the year and look forward to working with them this year.

### **New Business**

- Attorney Marzelli states opinion that notice of “Soliciting Bids for Accounting Services” on agenda suffices for the purposes of potentially replacing accountant

**Motion:** by N Carriker (17A) authorization to remove Accountant Crabtree from services of HVCA

2<sup>nd</sup> by J Butler (14S)

Discussion

- Oral presentation by Chris Greene, Treasurer for removal of accountant
- Oral presentation by Doug Crabtree stating case to continue his service
- Oral presentation by Debbie Wilson, President, counter claiming all of Doug Crabtree’s statements

Motion to paper ballot question of removal of accountant

Ballot Results to Remove **Yes/65** No/38

**Motion:** by R Wertz (64D) to propose a bylaw change to be voted on at the 2009 meeting regarding Section 16 Paragraph R. Wording to be changed from “the board shall not remove the accountant or attorney unless a majority of the unit owners present, and voting at the meeting authorizes such removal”. *Proposal to change to ...* “the board shall not remove the accountant or attorney unless a majority of the unit owners present **or by proxy**, and voting at the meeting authorizes such removal”

2<sup>nd</sup> by M Woodruff 12S

Vote by show of hands

Motion Carries

## **Election of Members to the Board of Directors**

### **ELECTIONS RESULTS:**

#### **2-YEAR TERM:**

***BRUCE WHITE (96)***

***DEBBIE WILSON (99)***

**RICHIE WERTZ (73)**

#### **1-YEAR TERM:**

***MARY ANDREWS (97)***

***GREG MCAVOY (97)***

***ANGELO MOSKOVIS (93)***

**LORRAINE DOWNEY (60)**

**BOB MERRILL (54)**

**MARY WOODRUFF (54)**

**Motion:** by Dave Wilson (14A), to adjourn meeting at 11:45 a.m.

2<sup>nd</sup> by S Moskovis, (42D)

## **Election of Board of Directors - Results**

As submitted by Bruce White, Secretary