

**MINUTES OF THE ORGANIZATIONAL MEETING
OF THE UNIT OWNERS (MEMBERS) AND DIRECTORS of
The Vermont Condominium Owners**

Pursuant to Notice of the meeting of the Vermont Condominium Owners, an organizational meeting of the members was held on March 1, 2017 at Weidner Apartment Homes Corporate Office, Suite 160 at 9757 NE Juanita Drive, Kirkland, WA 98034.

A list of the names and address of the owners in attendance is attached hereto.

The Board of Directors and Officers were present.

Call to Order: Meeting was called to order at 11:01AM

Roll Call:

In attendance were: Jennifer Watkins (Director & Secretary), Kim Bergensen (Treasurer and Association Manager), Charity Chrisman (Area Director), Teri Travis (Homeowner) and Lonna Torchia (President).

Meeting Chairperson: Jennifer Watkins

Meeting Secretary: Charity Chrisman

Quorum: A quorum was present. Lonna Torchia represents 47 units.

Notice: Attached.

Minutes of Preceding Meeting: 50 Minutes.

Business Last Meeting:

1. 2017 HOA Budget discussed and passed.
2. Discuss: Reserve study continue to be researched and forecasted.

New Business:

Association Budget

The following was a list of items discussed:

1. 2018 HOA Budget discussed and passed.
2. HOA dues increase, due to maintenance staff increasing and matching tree trimming expenses from 2017 to 2018.

Discussion:

1. 2018 HOA budget passed.
2. Reserve Study: research life span of replacement reserves; add to budget spreadsheet.
 - What is the life span for exterior paint?
3. It was presented for any homeowners to step forward to be on the board, no one stepped forward; however, with Siri no longer a homeowner the space was open for a new board member.

The following changes were made to the HOA Board of Directors:

President: Lonna Torchia

Vice President: Jennifer Watkins

Treasurer and Association Manager: Kim Bergensen

Secretary: Charity Chrisman

Future Business:

- Reserve Study: Add the life span of the replacement reserves rolling by years remaining to budget spreadsheet.
- D204: Inspect for possible bats.

Adjournment: Meeting was adjourned at: 1:27pm