

## **WESTERLIES COUNCIL OF CO-OWNERS**

### **Minutes of the (Special) Annual Meeting January 31, 2012**

#### **Call to Order**

Vice-President Nancy Ploss called the annual meeting of the Council of Co-Owners to order at 7:10 pm. at the Westgate Elementary School.

Board members present were:

Nancy Ploss Vice-President  
Chris Hernadi, Treasurer  
Jean Card, Member at Large  
John Sterling, Member at Large

Service providers present were:

Camellia Fries, Portfolio Manager from GHA Community Management  
Douglas Levy, Attorney from Rees Broome

#### **Establishment of Quorum and Certification of Proxies**

Ms. Ploss reported there was certification that more than 25% of the homeowners were represented in person or by proxy. The bylaw requirement for a quorum was met.

#### **Proof of Notice of Meeting**

Ms. Ploss reported that the meeting notice, proxy form and agenda were mailed to all unit owners on January 9, 2011 as required by the bylaws.

#### **Reading and Approval of Minutes of Preceding Meeting**

An Owners Meeting was not held last year since the requirement for a quorum was not met.

#### **Report of Officers**

Ms. Ploss welcomed the owners and introduced the board members. Ms. Ploss noted that the Association did call for an annual meeting in November, 2011, but was unable to conduct business since a quorum was not met.

Treasurer Chris Hernadi reported the approved 2012 budget includes a 3% increase in our condominium fees.

#### **Report of Committees**

There were no Committee Reports.

#### **Election of Board Members**

The election of five Board members was conducted in accordance with the bylaws. Ms. Ploss appointed three volunteers as inspectors of the election. There were six nominations for the five positions. Election results were as follows:

- Elected to a three-year term: John Sterling and Chuck Walley
- Elected to a two-year term: Chris Rossillo and Patrick Crawford
- Elected to a one-year term: Nancy Ploss.

### **Old Business**

There were no topics for discussion.

### **New Business**

Ms Ploss opened the meeting for any new business, owner questions and comments.

Brady Jiang led a discussion about the website he developed for the community's use:

<http://condocracy.com/thewesterlies/>

Concerns were raised about the website's privacy and security.

Maria Burke suggested that the exterior deck maintenance be returned to the HOA's responsibility. This would require passing an amendment to the bylaws at a future monthly meeting or 'special' meeting.

### **Adjournment**

With no further business, a motion was made, seconded and passed to adjourn the meeting. The Annual Meeting of the Council of Co-Owners was adjourned at 8:10 p.m.

### **Organization Meeting**

Immediately following the owners meeting the newly elected Board held a brief meeting and elected the following officers:

Chuck Walley, President  
Chris Rossillo, Vice-President  
John Sterling, Treasurer  
Patrick Crawford, Secretary  
Nancy Ploss, Member at Large