

Hakone House Condominium
Meeting of the Homeowners
January 28, 2015 (for 2014)
By Teleconference 8:00 PM call to order

Minutes

Present at the meeting were homeowners representing Florrie Paige-H13, Todd Newman-H14, Donna Kotchkowski-H16, Robbie Hodge-H01, Jeanette and Perry Resai-H07, and Joe Hester Ingram SNHA Executive Director.

A quorum was not present. The proposed budget was discussed and sent to all homeowners. **Absent a call from a majority of homeowners calculated by the % of undivided ownership held by the respective homes on or before March 13, 2015 for a meeting to be held for the purpose of amending the proposed budget as presented below, the budget will be in effect as proposed.**

Agenda - Note information for this and past meetings may be found at the web link <http://www.snha.net/regimes-a-buildings/hakone>

- Review of Financial Statements - Year End 2015 and Budget for 2015 with future projections - Reports were reviewed and a consensus of approval was given from those present. Directors will advise homeowners that absent objection from a majority of homes and a call for a meeting with the purpose to modify the proposed budget and plan, the budget and plan are in effect for 2015.
 - The group reviewed work completed
 - Lobby renovation
 - Completion of Lobby Project with installation of a new external door on each entry side in February
 - Fence Project was completed
 - Garden Project was completed with some credit being issued from Smugglers
 - Projected Work
 - Repair siding and paint exterior will be scheduled in 2015.
 - Ongoing replacement of sections of roof on road side this spring.
 - Stairways- treads, carpeting, paint as needed (style to be compatible with new lobby design).
 - Options for upgrade of ski lockers (again to be compatible with the lobby design)
 - Regime Income and Expenses
 - Quarterly Invoices- February, May, August, November

- Schedule regular increases- CPI? Set percentage? Those present preferred any increases be justified by researched estimates for actual future repairs and replacements as per the plan.
- Annual Regime Meeting
 - Fall teleconference will be scheduled instead of a July formal meeting. Homeowners present in July will meet informally.
 - January review of financials will be scheduled.
 - Quorum needed for major decisions
 - 50%+ of Undivided Ownership (prorated by unit size) makes up a quorum.
 - If no Quorum- Notification of meeting, agenda, and decisions to all owners with 30 days to object in writing and call for a special meeting to challenge any decisions proposed by Directors
 - Confirmation of Director with term ending 2014-
 - Florrie Paige H13 - 2014 - extended service with new term ending 2017
 - Other Directors
 - Mike Sinz H3 - 2015
 - Claire Franklin H8 - 2016
- Adjourn - at 9:13 PM

Respectfully submitted,

Florrie Paige, Director

Joe Hester Ingram

SNHA Executive Director and agent for Hakone