

MINUTES
OF THE
ANNUAL GENERAL MEETING
OF
VILLMARKSAUNA CONDOMINIUM ASSOCIATION
SATURDAY, JULY 6, 2013

PRESENT:

LEN NEIRINCK, VS-13
NANCY NEIRINCK, VS-13.
MICHAEL CONTE, VS-15
PETRA CONTE, VS-15
ERNST JACOBSON, VS-08
ROBERT MULCAHY, VS CLUBHOMES
BILL KUHNERT

Nancy Neirinck is hereby appointed as recording secretary.

Len Neirinck called the meeting to order at 2:00 p.m. It was noted that there was a quorum present.

1. Election of Directors and Officers:

It was agreed that according to the new by-laws, the term for a director shall be two (2) years. Since there were no objections, the following were re-elected as Directors of the Board each with a two year term:

Len Neirinck: President
Ernst Jacobson: Vice-President
Bob Mulcahy: Secretary-Treasurer

2. Financial Reports:

Joe Ingram sent the Financial Statements as of June 2013. The Financials were accepted as presented. The Board will follow-up with Joe on action taken for open invoices. The Directors agreed that SNHA should start showing interest payable on outstanding invoices. Several suggestions were made about how we can collect an outstanding invoice. It was agreed to follow-up with Joe on these suggestions.

3. New By-laws & Declarations:

After some discussion, it was agreed by all present that the By-laws and Declarations, as drafted, will be accepted, with the exception that in Article 11.02 B - Enforcement of the Declarations, the term "interval share" will be deleted.

Len stated that a copy of the By-laws and Declarations should be sent to all owners and, if necessary, a teleconference be set up to discuss them.

4. Asbestos:

The final report on the presence of asbestos in the condos is not available yet. Preliminary reports indicate that there may be low levels of asbestos present in various construction materials in the units. We will have to await for the final report to react to this situation. In the meantime, caution was advised in dealing with any renovations in the units.

5. Hallway Doors

We need a proposal from Joe to see how much money the proposed replacement of hallway doors will cost. We should get two proposals: one for all doors (including trash doors, but excluding ski lockers), and a separate one for just the hallway doors. The Board would like Joe to get back to us with this proposal within 45 days from the date of these minutes so that we can try to get this project completed during the Fall.

6. Other Business:

Ernst had notice that some of the railway ties in some of the entrances were rotten and would need to be replaced. These should be examined, as soon as possible, to determine the extent of deterioration, and replaced where necessary.

It was also noted that the exterior shingles on the buildings (specifically around the lower part of decks) are deteriorating and should be looked at. This has already been brought to the attention of Joe by Len.

The issue of tree trimming came up and needs to be looked into.

Michael Conte and Ken Pitt have an issue with their sliders. The seals in their sliders are broken and the glass cloudy. They would like to find out if any other units have the same problem.

The meeting was adjourned at 3:30.