

**Bay Rim Park Condominium Association
Annual General Meeting Minutes
ZOOM [COVID-19]**

DATE: Saturday, September 25, 2021
PLACE: ZOOM
TIME: 9:00 am

Board President Rhonda Willet-Linderman called the meeting to order at 9:10 am.

This year's Annual General Meeting is being held in absentia (virtually via ZOOM) due to the resurgence of variants of the Sars CO-V2 virus (commonly referred to as Covid 19) for the safety and well-being of everyone following recommended meeting restrictions.

Establish Quorum [50% per Bylaws]

A quorum was established with **41 Ballots received** from unit owners.

President's Report [Rhonda Willet-Linderman]

Welcome to all who joined in this morning for the ZOOM meeting.

Board President Rhonda recapped her president's letter that was included in the Annual General Meeting packet. She extended a thank you to all owners and welcomed those who are new owners.

Ballot Tally Results

- Ratification of the 2022 Operating Budget/Assessment – APPROVED 40-YES votes.
[\$10/month dues increase effective January 1, 2022]
- Toni Harvey, Ernie Tjoelker, Laura Tulett and Devyn Briscoe were elected to the Board of Directors.
[Note: 2 terms will be 3/year terms - 2 terms will be 2/year terms from vacated positions left by past Board Members who sold their units – retaining staggered term limits per Bylaws.]

General Business:

SAVE THE DATE – 2022 AGM is tentatively scheduled for: Saturday, September 17, 2022 at 9:00 am - hopefully an in-person sit down together AGM, with location to be determined.

OPEN Q&A for Unit Owners:

The ZOOM meeting was placed on an open forum for a short Q&A period for unit owners to be able to ask questions of the Board. The primary Board inquiries from Members and answered by the Board were:

- ▶ Alana Radulovich, Spruce 1, asked when the last rent increase for the Rental unit was. The same tenants have been in the unit for awhile and due to COVID, the rent was unable to be increased during the lease renewal.
- ▶ Mary Kim, Hemlock 7, asked for an update regarding the negotiations with the neighboring complex. Board President Rhonda stated they are currently waiting to hear from the Attorney as to if the neighboring complex accepts or counteroffers.
- ▶ Alana Radulovich, Spruce 1, asked if there are any major projects coming up such as roof replacement. The Board follows the Reserve Study which is a 30-year plan for maintenance items that will come up.
- ▶ Claire Beszhak, Birch 1, asked about window replacement. The Association is only responsible for glass that has failed. The framing, material, and labor is all an owner responsibility.
- ▶ Karen McConnell, Oak 6, asked if there was a Bay Rim Facebook group they could join. The Board is looking to put together a newsletter and website. Items that come up are posted in the bulletin board on the garbage enclosure as well as the bulletin board above the mailboxes.
- ▶ Laura Tulett, Oak 5, offered as a recap for everyone on the ZOOM meeting a reminder of the many items the association monthly dues cover, which include but is not limited to: Water/Garbage/Sewer, Flood Insurance, Master Policy Insurance, D&O Insurance, pool maintenance and daily required pool checks per the Health Department when the pool is open, beach organization & amenities, kayak racks, doggi pot station & bags, pest control, chimney inspections, landscaping, dryer vent cleaning, Reserve Study, glass replacement... to name a few of the items.

There being no further business, May Kim, Hemlock 7, motioned to adjourn the meeting at 9:40 am; 2nd by Karen McConnell, Oak 6; and, passed unanimously.

Respectfully submitted,

Camille Martin
INTEGRA Management